



**Planning Staff Report to
Greenville Planning Commission
January 14, 2022**
for the January 20, 2022 Public Hearing

Docket Number: FDP-10-2021
Applicant: NHE Inc./Taylor Davis
Property Owner: Laurens Road Church of God; Church of God TRS; Ovata Land Holdings LLC
Property Location: LAURENS ROAD AND ACKLEY ROAD
Tax Map Number: 019800-04-03200, 019800-04-00200, 019800-04-00300
Acreage: 3.87 Acres
Zoning: PD, Planned Development District

Proposal: FINAL DEVELOPMENT PLAN OF 3.87 ACRES
Staff Recommendation: Recommend Approval with Conditions and Comments

Staff Analysis:

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372, *Function, Powers, and Duties of the Planning Commission*
Sec. 19-1.3, *Purpose and Intent*
Sec. 19-2.1.2, *Planning Commission Powers and Duties*
Sec. 19-6.5, *Design Standards for Nonresidential Development*
Sec. 19-6.8, *Design Standards for Multifamily Residential*
Sec. 19-2.3.3, *Planned Development District*

Project Overview:

The applicant requests a Final Development Plan (FDP) for the previously approved Planned Development District. The PD request, Z-10-2021, was approved by City Council on July 12, 2021. This approval included the Staff condition that the FDP reappear before Planning Commission for approval. The project is a 112-unit affordable apartment complex with a commercial component.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this FDP application.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on December 16, 2021, as required by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

Staff Analysis:

The applicant proposes an FDP to a previously approved PD, Planned Development District. The proposed site is within the Nicholtown Special Emphasis Neighborhood and included in the recently adopted Swamp Rabbit Trail Extension Master Plan.

The site is the current home to the Laurens Road Church of God, a meeting hall used by the church, parsonages, and a single-family home. These structures will be demolished as part of the proposed redevelopment. The property is surrounded by single-family residential homes and one office building. Across Ackley Road is a strip commercial center. Across Laurens Road is a former textile building that has been converted to a storage center.

Compliance to PD:

The FDP appears to be generally consistent with the PD and its Statement of Intent. The 112 units is in line with the 112-116 proposed in the PD and 6,500 sf and 4,000 sf of commercial and amenity space is in line with the PD as well.

The FDP proposed architecture has been refined from the PD proposal and remains consistent. The site will be improved with two 4-story apartment buildings. The corner building incorporates the commercial and amenity uses that may be accessed from the street. The FDP proposes a unit breakdown of 19 studio, 55 1-bedroom, ten 2-bedroom, and 28 3-bedroom apartments. The structures use brick on the pedestrian activated ground floor, while the upper stories utilize other additional materials, such as Hardiboard, with pops of yellow color.

The site plan is also generally consistent with the PD. The site retains a large, passive open space to the rear of the site where existing trees will be preserved. The site will also feature active open space such as a plaza area between the two buildings, wider sidewalk areas, playground, and a gazebo.

To meet the conditions of PD approval, the applicant replaced traditional dumpsters with in-ground Sutura units and incorporated a future cross connection to the adjacent parcel along Laurens Road. The applicant also incorporated more ADA-compliant parking spaces to meet building code requirements. The applicant has supplied staff with a cut-sheet of the required 6-foot opaque fencing between the subject property and the adjacent residential.

The site is connected by the existing street network and pedestrian walkways. Vehicular access is provided by one (1) point of access on Ackley Street. Laurens Road is a South Carolina Department of Transportation (SCDOT) right-of-way and all traffic or sidewalk improvements, during the permit stage must receive final review and approval by SCDOT. Likewise, Ackley Road is a City of Greenville right-of-way and will need similar approvals from City departments.

In addition, per Planning Commission's conditions, the applicant has worked with Greenlink on a new bus stop along Laurens Road on the eastern side of the location. They have also worked with staff and Duke Energy on the provisions of street tree conflicts.

The applicant has supplied a sign placement package for the development. Staff notes that sign permits, one for each sign, will be required in addition to the building permits. Staff also notes that all sign design work shall meet the requirements of Appendix J: Sign Standards and Design Guidelines. There is a potential issue with the number of proposed blade signs. Staff notes that regulations only allow one blade sign per tenant.

Staff finds the application to be in general compliance to the purpose and intent of the approved planned development district as stated above.

Design Review Board Comments

- Give careful consideration to how new sidewalks will connect in a sensitive way.
- "Beautiful building". It is nice to see diversity in architecture for area. Buildings have great articulation.
- Providing TLC [acronym for Tender Loving Care] and a good precedent for Laurens Road
- This is what Laurens Road needs. Love the choice of colors.

STAFF RECOMMENDATION:

Recommend Approval for Rezone to PD, Planned Development with conditions and comments

Planning Staff Conditions:

1. At the time of the Certificate of Occupancy, a sign shall be placed at the planned road stub out, with notation that it is to be used as an area of future connectivity to the adjacent parcel(s).
2. At the time of permit, the architecture for the gazebo shall be provided to staff. The location and size shall be generally consistent to that shown within the FDP and the design shall be generally consistent with the architecture of the buildings.
3. All signage shall obtain a sign permit. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.

Traffic Engineer:

Recommend: Approve w/ Comments

Comments:

A queuing memo is requested to determine the required storage length for exclusive left- and right-turn lanes.

Loading zone space needs to be removed from Ackley Rd.

Parks & Recreation:

Recommend: Approve

Fire Department Comments:

Recommend: Approve w/ Comments

Comments:

At time of site permit, they will have to show aerial fire access (26') drive aisles on property. The access from Laurens is too busy. When this continues for future development, we will give further comments if needed.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.
2. As discussed, the option to add a turn lane within the right of way of Ackley Rd. will be reviewed in conjunction with site plan approval.

Environmental Engineer Comments

Recommend: Approve

Comments: No Comments

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Standard Comments

- 1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.

- 2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements, and site access.
- 4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Site Specific Comments

- 6) Loading zone space needs to be removed from Ackley Road.
- 7) The City is currently looking into installing a left turn lane with at least 100 feet of storage. All improvements will be placed in the existing right of way. However, this may impact the proposed location of the new sidewalk installed in front of the proposed apartments.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

Applicant should be sure to mitigate any tree removals according to 19-6.3 Tree Protection. Parking lots should be sure to meet the interior parking lot landscaping requirements. Keep in mind no more than 10 parking spaces should be in line without a landscape island that contains a canopy tree. For every 2000 sf of parking area, one canopy tree and 8 shrubs are required. Parking lots should be screened from any adjacent use or public right of way. Street trees are required at 1 per 40 feet of street frontage for canopy trees or 1 per 20 feet for understory trees if overhead utilities are present. Foundation plantings according to non-single family residential are also required as per 19-6.5. Please also screen any ground level utilities such as sutera units, transformers, HVAC, etc, with both a fence at least the height of the utility and 48-inch evergreen shrubs around all sides except for sides used for accessibility. Site disturbance and building permit applications should include a detailed landscape and mitigation plan for review by landscape staff.



**APPLICATION FOR
FINAL DEVELOPMENT PLAN (FDP)**

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	NHE, Inc - Taylor Davis	Laurens Road Church of God
*Title:	CEO	
*Address:	PO Box 5539 Greenville	PO Box 309, Mauldin
*State:	SC	SC
*Zip:	29606	29662
*Phone:	864-323-5792	
*Email:	rdavis@nhe-inc.com	

*SELECT REVIEW TYPE: ____ FDP Planning Commission Review ☒ FDP Staff Review

*PD NAME Ackley Road Apartments

*PD ORDINANCE # 2021-55

*ORIGINAL APPLICATION # (provide # of rezoning request) Z-10-2021

*STREET ADDRESS 1200 Laurens Road

*TAX MAP # 0198000403200, 0198000400200, 0198000400300 *ACREAGE 3.87

*BUILDING/PHASE 2 buildings, 1 phase

*PROPOSED USE mixed use (multi-family & commercial)

INSTRUCTIONS

- The application and fee, **made payable to the City of Greenville**, must be submitted to the Planning and Development Office no later than 2:00 on the date reflected on the attached schedule for Planning Commission.
 - PD Final Development Plan (FDP) – Initial Approval \$200.00, *public hearing may be required*
 - PD Final Development Plan (FDP) – Major Modification \$100.00, *public hearing required*
 - PD Final Development Plan (FDP) – Minor Modification \$50.00, *administrative review*
- Staff will review the application for sufficiency pursuant **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be insufficient, the Administrator shall contact the Applicant to request that the Applicant resolve the deficiencies. You are encouraged to schedule an application conference with a planner, who will review your application for sufficiency at the time it is submitted. Please call (864) 467-4476 to schedule an appointment.
- If the plan is determined to be inconsistent with the preliminary approval granted by the planning commission (i.e. not a "minor deviation" as defined at **Section 19-2.3.3(D)(7), Minor Deviations**), the administrator shall defer action pending the applicant submitting an application to the commission to consider a revised preliminary plan pursuant to **Section 19-2.2, Common procedures**.

CITY OF GREENVILLE APPLICATION FOR FINAL DEVELOPMENT PLAN (FDP)

PAGE 1 OF 3

4. **Public Notice Requirements.** Final Development Plan (FDP) applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

(To be filled out at time of application submittal)

x _____ Public Hearing signs are acknowledged as received by the applicant
_____ Received information for materials board requirements

***APPLICANT SIGNATURE**

5. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

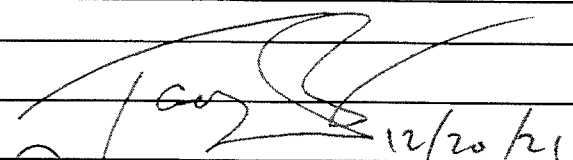
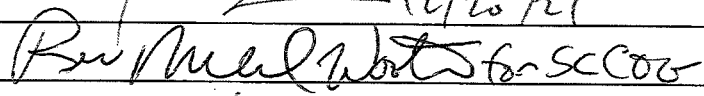
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

***APPLICANT SIGNATURE**

DATE

6. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not x restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

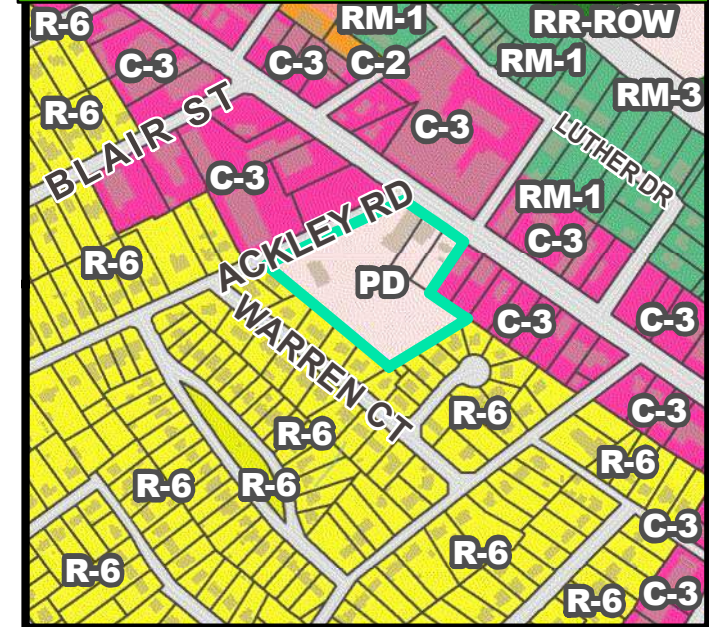
*Signatures	
Applicant	
Date	12/20/21
Property Owner/Authorized Agent	
Date	12/21/21

FDP-10-2021 • 1200 LAURENS ROAD

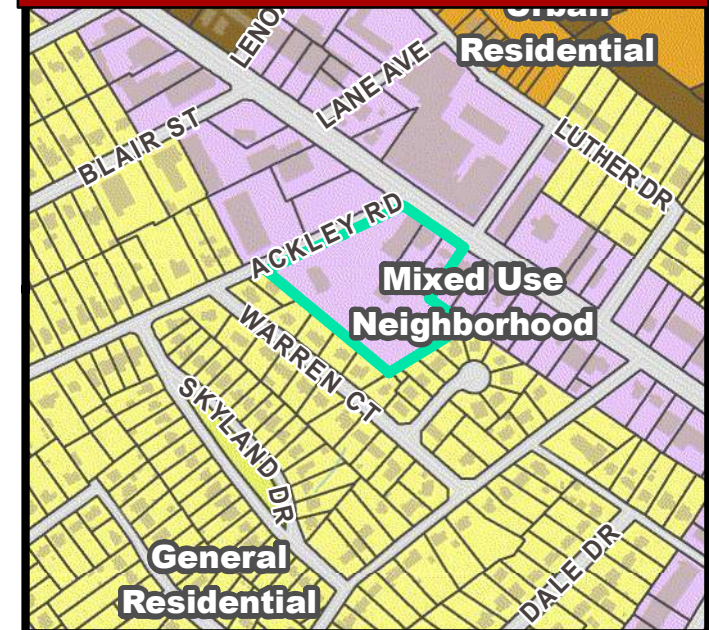
AERIAL VIEW



CURRENT ZONING

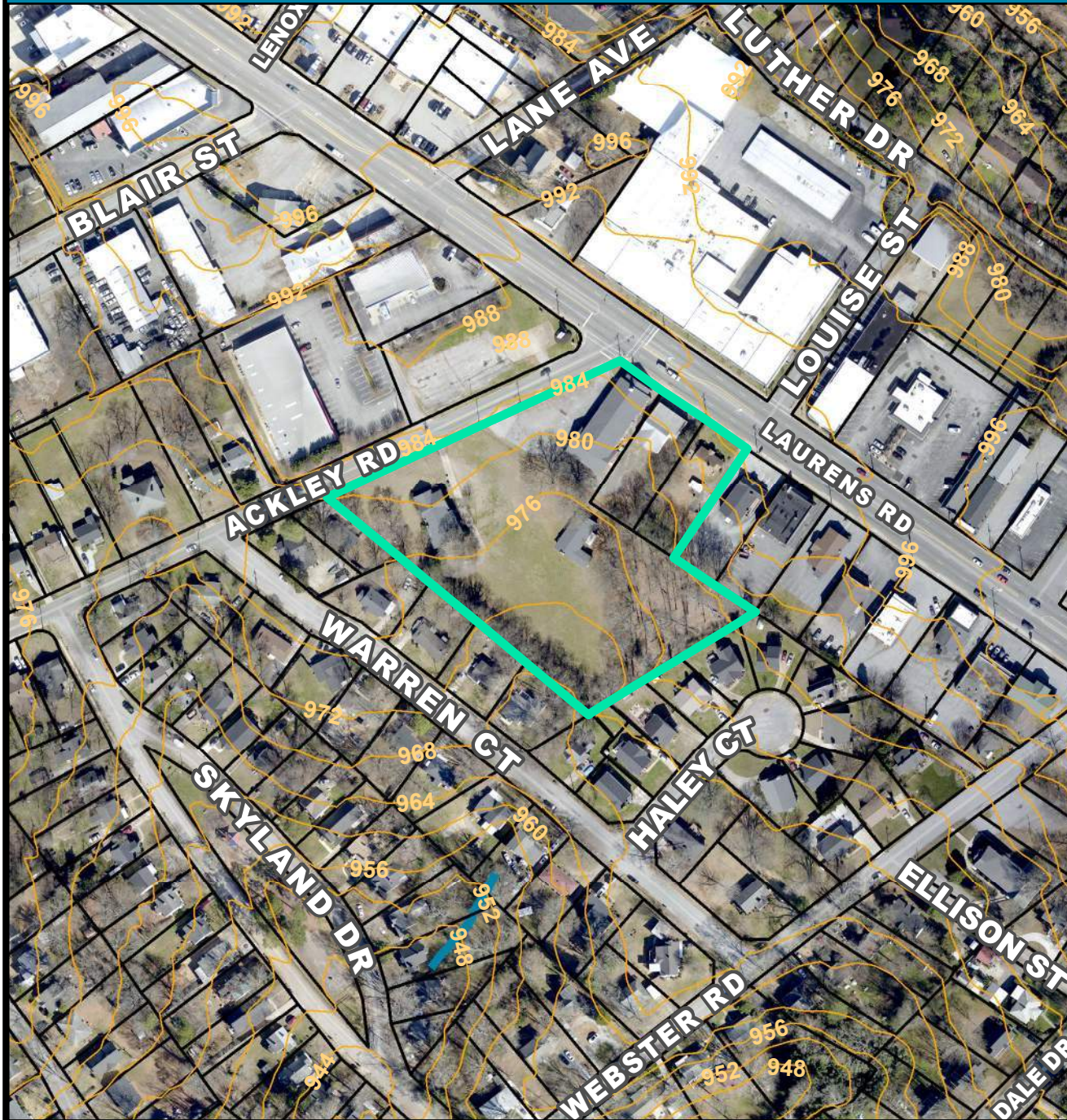


FUTURE LAND USE



FDP-10-2021 • 1200 LAURENS ROAD

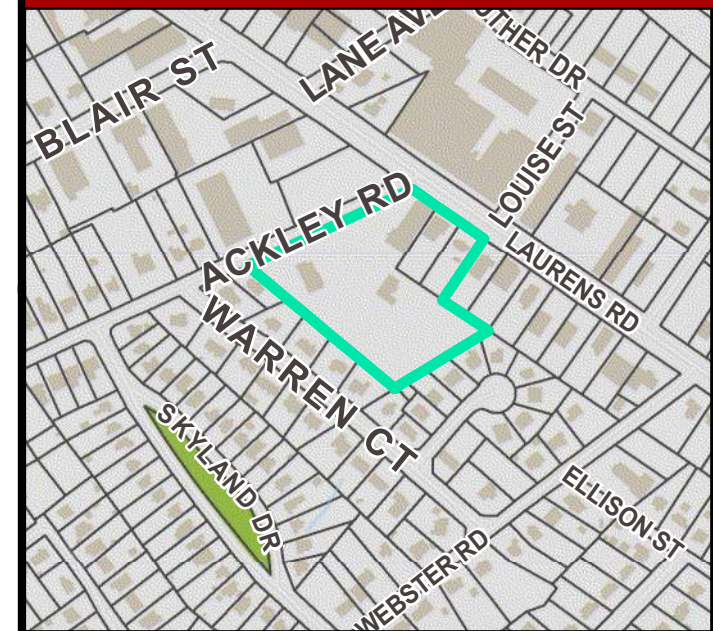
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



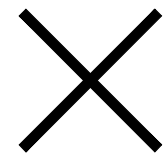
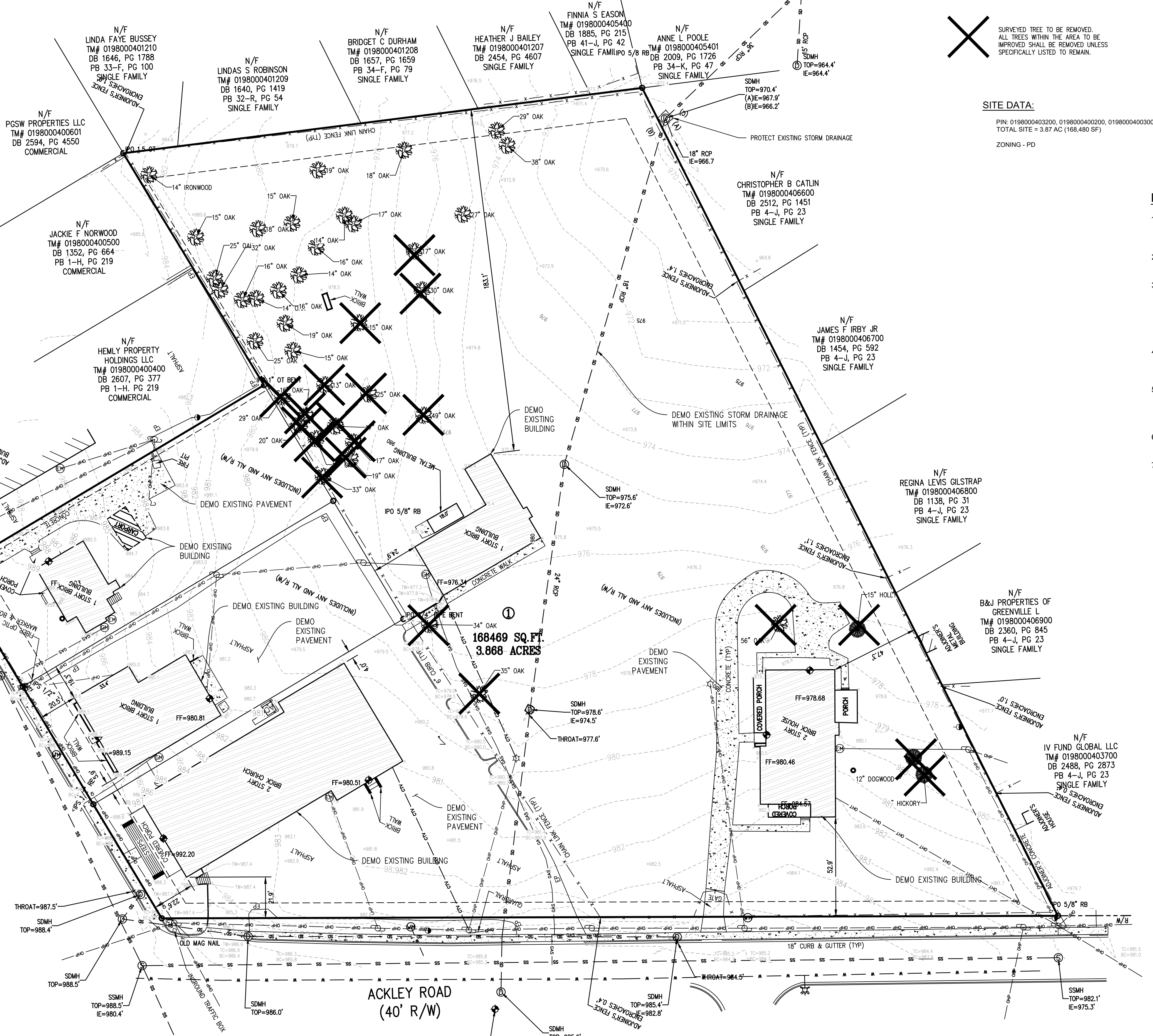
LAURENS ROAD (US HWY 276)
(75' R/W)

CAUTION



Know what's below.
Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

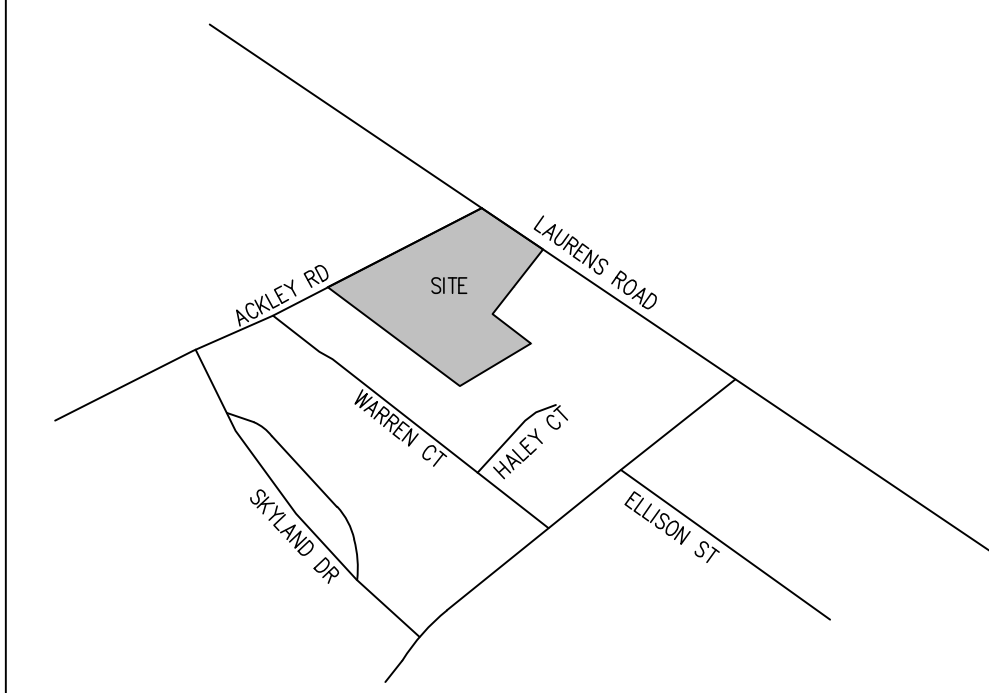


SURVEYED TREE TO BE REMOVED.
ALL TREES WITHIN THE AREA TO BE
IMPROVED SHALL BE REMOVED UNLESS
SPECIFICALLY LISTED TO REMAIN.

SITE DATA:

PIN: 0198000403200, 0198000400200, 0198000400300
TOTAL SITE = 3.87 AC (168,480 SF)
ZONING - PD

LOCATION MAP



NOT TO SCALE

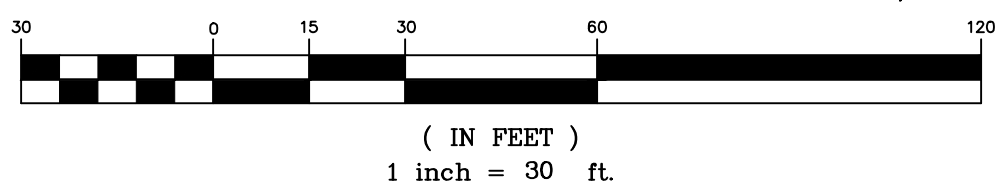
DEMOLITION NOTES

- DEMOLITION AND REMOVAL IS NOT NECESSARILY LIMITED TO THE ITEMS SHOWN ON THIS PLAN. CONTRACTOR SHALL REMOVE ADDITIONAL EXISTING UNSUITABLE MATERIAL OR STRUCTURES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
- ALL EXISTING UTILITY DEMOLITION, REMOVAL, OR ABANDONMENT (WATER, SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, RULES, REGULATIONS, AND REQUIREMENTS OF THE APPLICABLE GOVERNING UTILITY ENTITY. CONTRACTOR SHALL COORDINATE UTILITY WORK WITH THE APPROPRIATE UTILITY ENTITY. CONTRACTOR TO VERIFY USEFULNESS OF EXISTING SITE UTILITIES WITH THE APPROPRIATE UTILITY ENTITY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE CITY OF GREENVILLE NECESSARY OR REQUIRED TO PERFORM DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF DEMOLITION DEBRIS.
- THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION, REMOVAL, STORAGE, CLEANUP, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO THE CITY OF GREENVILLE, SCDHEC, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
- NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDDOT ENCROACHMENT PERMIT.
- EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.

LEGEND

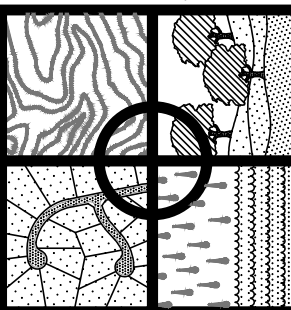
SYMBOLS		ABBREVIATIONS	
CB	CATCH BASIN	BL	BUILDING LINE
DI	DROP INLET	CL	CENTERLINE
	ELEC TRANSFORMER	CT	CRIMP TOP
90.0	ELEVATION (EXIST. GRADE)	DE	DRAINAGE EASEMENT
90.0	ELEVATION (FINISH GRADE)	EP	EDGE OF PAVEMENT
	FIRE HYDRANT	FE	FINISHED FLOOR ELEVATION
	GAS METER	FG	FINISHED GRADE
	GAS VALVE	IE	INVERT ELEVATION
	IRON PIN	IPS	IRON PIN SET
	IRON PIN OLD	IPO	IRON PIN OLD
	IRON PIN SET	N&C	NAIL & CAP
	MANHOLE (BELLSOUTH)	OT	OPEN TOP
	MANHOLE (SD)	RB	REBAR
	MANHOLE (SS)	RCP	REINFORCED CONCRETE PIPE
	POWER POLE	R/W	RIGHT OF WAY
	TELEPHONE	SSE	SANITARY SEWER EASEMENT
	WATER METER	SL	SETBACK LINE
	WATER VALVE	VCP	VITRIFIED CLAY PIPE
	STORMWATER FLOW		
	TRAFFIC FLOW		
LINETYPES			
CTV	CABLE TV	SS	SANITARY SEWER - EXIST.
X	CHAIN LINK FENCE (PROPOSED)	SS	SANITARY SEWER - NEW
X	CHAIN LINK FENCE (EXISTING)	ST	SILT FENCE
-680-	CONTOURS - EXIST. GRADE	ST	STORM SEWER - EXIST.
-(678)-	CONTOURS - FINISHED GRADE	ST	STORM SEWER - NEW
FOC	FIBER OPTIC	UWP	UNDERGROUND POWER
FM	FORCE MAIN	UWP	UNDERGROUND TEL
GL	GAS LINE	W	WATER LINE - EXIST.
OP	OVERHEAD POWER	W	WATER - NEW
OT	OVERHEAD TELEPHONE	W	WOOD FENCE
RD	ROOF DRAIN - NEW	WPCS	LIMITS OF DISTURBANCE

GRAPHIC SCALE



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
225 ROCKY CREEK ROAD
GREENVILLE SC 29615
PH: (864) 271-0486

NO.	DATE
1.	10/13/2021
2.	8/12/2021
3.	5/18/2021
4.	
5.	
6.	
7.	
8.	
9.	
10.	

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. REQUIRED FOR THE WORK OF THIS SPECIFIC PROJECT.

THE ALLIANCE
APARTMENT
HOMES

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DESIGNED BY: AB
DRAWN BY: AB
CHECKED BY: PFM
DATE: 02/04/2021

S201421 BASE

EXISTING
CONDITIONS
AND REMOVALS

SHEET 1 OF 4

C100

SITE DATA:

PIN: 0198000403200, 0198000400200, 0198000400300
TOTAL SITE = 3.87 AC (168,480 SF)

NOTES:

1. SLOPES WITHIN ADA PARKING AREAS CANNOT EXCEED 2% IN ANY DIRECTION. ALL ADA PARKING AREAS ARE TO BE CONSTRUCTED WITH CONCRETE.
2. SIDEWALK CROSS SLOPES ARE NOT TO EXCEED 2%.
3. ANY SIDEWALK EXCEEDING 5% RUNNING SLOPE IS CONSIDERED A RAMP. ANY RAMP RISING GREATER THAN 6" MUST HAVE AN ADA APPROVED HANDRAIL ON BOTH SIDES. RAMPS MUST NOT EXCEED 8% RUNNING SLOPE.
4. ANY EXCESS SOIL HAULED OFF-SITE MUST BE TO AN APPROVED PERMITTED SITE. SPOT ELEVATIONS SHOWN DENOTE BOTTOM OF CURB, TOP OF ASPHALT, OR GROUND SURFACE ELEVATION UNLESS OTHERWISE NOTED.
5. TC = TOP OF CURB / BC = BOTTOM OF CURB.
6. TW = TOP OF WALL / BW = BOTTOM OF WALL.
7. BUILDING ROOF DRAINAGE WILL TIE TO UNDERGROUND STORMWATER DRAINAGE SYSTEM. COORDINATE WITH MEP PLANS.

LOCATION MAP

NOT TO SCALE

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. PROOFROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST FILLED AREAS. INITIAL COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED BECAUSE OF POOR COMPACTION SHALL BE CONDUCTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPLY RESULTS TO THE ENGINEER BEFORE ANY PRELIMINARY AND/OR FINAL APPROVALS.
4. THE GRADING CONTRACTOR SHALL PROOFROLL THE CONSTRUCTION AREA WITH HEAVY RUBBER-TIRED EQUIPMENT. ALL SOFT SPOTS SHALL BE STABILIZED BY FURTHER COMPACTIVE EFFORT OR UNDERCUT AND BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
5. EARTHWORK SHALL BE TO THE GRADES AND LINES SHOWN. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 1'.
6. ALL NEW ELEVATIONS SHOWN ARE FINISH ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT TO ESTABLISH SUBGRADE ELEVATION.
7. WALL ELEVATIONS WHERE NOTED ARE TOP OF WALL AND FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLANS FOR DETAILED CONSTRUCTION INFORMATION.
8. CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
9. ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
10. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
11. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED, AND SHALL CONFORM TO SCDOT SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
12. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCDOT STANDARD DRAWING 719-17A OR APPROVED EQUAL.
13. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAYS, INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
14. STANDING GRASS MUST BE EVIDENT IN AREAS THAT WERE SEEDDED.
15. AN AS-BUILT CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR THE DELAYS RESULTING FROM NON-COMPLIANCE WITH THE DESIGN DRAWINGS.
16. CONTRACTOR TO CONFIRM ALL ELEVATIONS AND ADA COMPLIANCE PRIOR TO INSTALLING CURB, SIDEWALK, OR PAVEMENT AND BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION.

LEGEND

SYMBOLS

- CB CATCH BASIN
- DI DROP INLET
- ELEC TRANSFORMER
- ELEVATION (EXIST. GRADE)
- ELEVATION (FINISH GRADE)
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- IRON PIN
- LIGHT POLE
- MANHOLE (BELLSOUTH)
- MANHOLE (SD)
- MANHOLE (SS)
- POWER POLE
- TELEPHONE
- WATER METER
- WATER VALVE
- STORMWATER FLOW
- TRAFFIC FLOW

ABBREVIATIONS

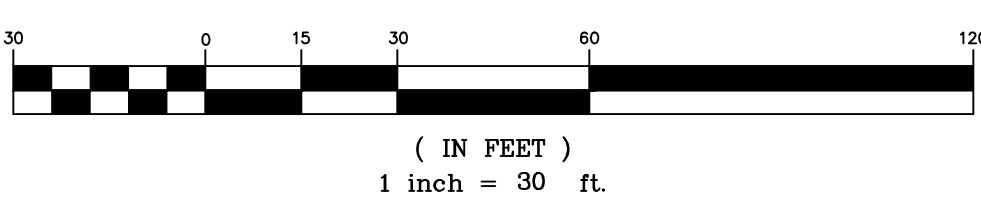
- BL BUILDING LINE
- CL CENTERLINE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- IE INVERT ELEVATION
- IPS IRON PIN SET
- IPO IRON PIN OLD
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SSE SANITARY SEWER EASEMENT
- SL SETBACK LINE
- VCP VITRIFIED CLAY PIPE

LINETYPES

- CTV CABLE TV
- CHAIN LINK FENCE (PROPOSED)
- CHAIN LINK FENCE (EXISTING)
- CONTOURS - EXIST. GRADE
- CONTOURS - FINISHED GRADE
- FOC FIBER OPTIC
- FM FORCE MAIN
- GAS GAS LINE
- OWP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- RD ROOF DRAIN - NEW
- SS SANITARY SEWER - EXIST.
- SS SANITARY SEWER - NEW
- SF SILT FENCE
- SS STORM SEWER - EXIST.
- SS STORM SEWER - NEW
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- WAT WATER LINE - EXIST.
- WAT WATER - NEW
- WOOD FENCE
- LPDS LIMITS OF DISTURBANCE



GRAPHIC SCALE



CAUTION

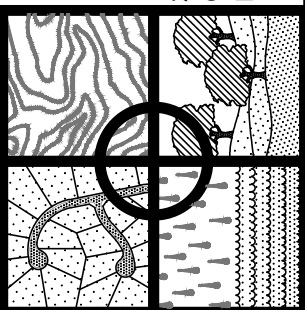


Know what's below.
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SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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GREENVILLE SC 29615
PH: (864) 271-0496

NO.	DATE	DESCRIPTION
10.		
9.		
8.		
7.		
6.		
5.		
4.	10/13/2021	CHA SUBMITTAL
3.	8/12/2021	REVISED FOOTPRINTS
2.		
1.	5/18/2021	REVISED DUMPSTER AREA

SC. REG NO 1245

THE ALLIANCE
APARTMENT
HOMES

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DESIGNED BY: AB
DRAWN BY: AB
CHECKED BY: PFM
DATE: 02/04/2021

S201421 BASE

GRADING
PLAN

SHEET 3 OF 4

C400

LAURENS ROAD/US HWY 276
(75' R/W)

CAUTION



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NOTES:

1. WATER AND SEWER SERVICES WILL CONNECT TO EXISTING MAINS. NO MAIN EXTENSIONS ARE REQUIRED.

LOCATION MAP

NOT TO SCALE

UTILITY NOTES:

1. ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE, BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. NEW UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
4. CONTRACTOR SHALL CONSTRUCT DOMESTIC WATER SERVICE TO BUILDINGS AND FIRE LINE AS SHOWN ON DRAWING. EXACT LINE SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. TAPS TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY.
5. CONTRACTOR SHALL CONSTRUCT SANITARY SEWER SERVICE TO BUILDINGS. EXACT SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. SERVICE TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY. INSTALL CLEAN OUTS AT 75' INTERVALS (MAX) AND AT ALL DEFLECTIONS.
6. CONTRACTOR SHALL COORDINATE ALL OTHER UTILITY CONNECTIONS WITH LOCAL PROVIDERS. CONTRACTOR SHALL INSTALL ALL UTILITIES TO THE SPECIFICATIONS AND REQUIREMENTS OF THE ACCEPTING UTILITY AUTHORITY.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF GREENVILLE.

LEGEND

SYMBOLS

- CB CATCH BASIN
- DI DROP INLET
- ELEC TRANSFORMER
- ELEVATION (EXIST. GRADE)
- ELEVATION (FINISH GRADE)
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- IRON PIN
- IRON PIN SET
- LIGHT POLE
- MANHOLE (BELLSOUTH)
- MANHOLE (SD)
- MANHOLE (SS)
- POWER POLE
- TELEPHONE
- WATER METER
- WATER VALVE
- STORMWATER FLOW
- TRAFFIC FLOW

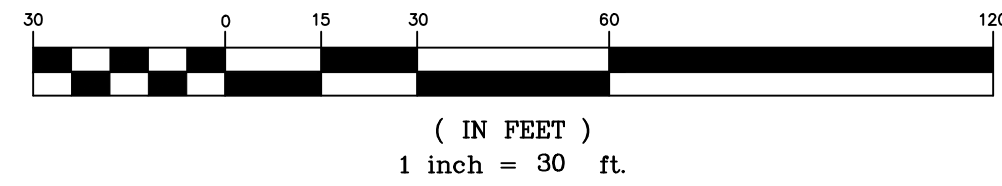
ABBREVIATIONS

- BL BUILDING LINE
- CL CENTERLINE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- IE INVERT ELEVATION
- IPS IRON PIN SET
- IPO IRON PIN OLD
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SSE SANITARY SEWER EASEMENT
- SL SETBACK LINE
- VCP VITRIFIED CLAY PIPE

LINETYPES

- CTV CABLE TV
- CHAIN LINK FENCE (PROPOSED)
- CHAIN LINK FENCE (EXISTING)
- 680 CONTOURS - EXIST. GRADE
- (675) CONTOURS - FINISHED GRADE
- FOC FIBER OPTIC
- FM FORCE MAIN
- GAS GAS LINE
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- RD ROOF DRAIN - NEW
- SS SANITARY SEWER - EXIST.
- SS SANITARY SEWER - NEW
- SF SILT FENCE
- SD STORM SEWER - EXIST.
- SN STORM SEWER - NEW
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W- EXIST. WATER LINE - EXIST.
- W- NEW WATER LINE - NEW
- WOOD FENCE
- NPDS LIMITS OF DISTURBANCE

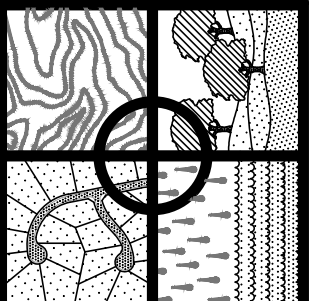
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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GREENVILLE, SC 29615
PH: (864) 271-0496

THE ALLIANCE
APARTMENT
HOMES

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DESIGNED BY: AB
DRAWN BY: AB
CHECKED BY: PFM
DATE: 02/04/2021

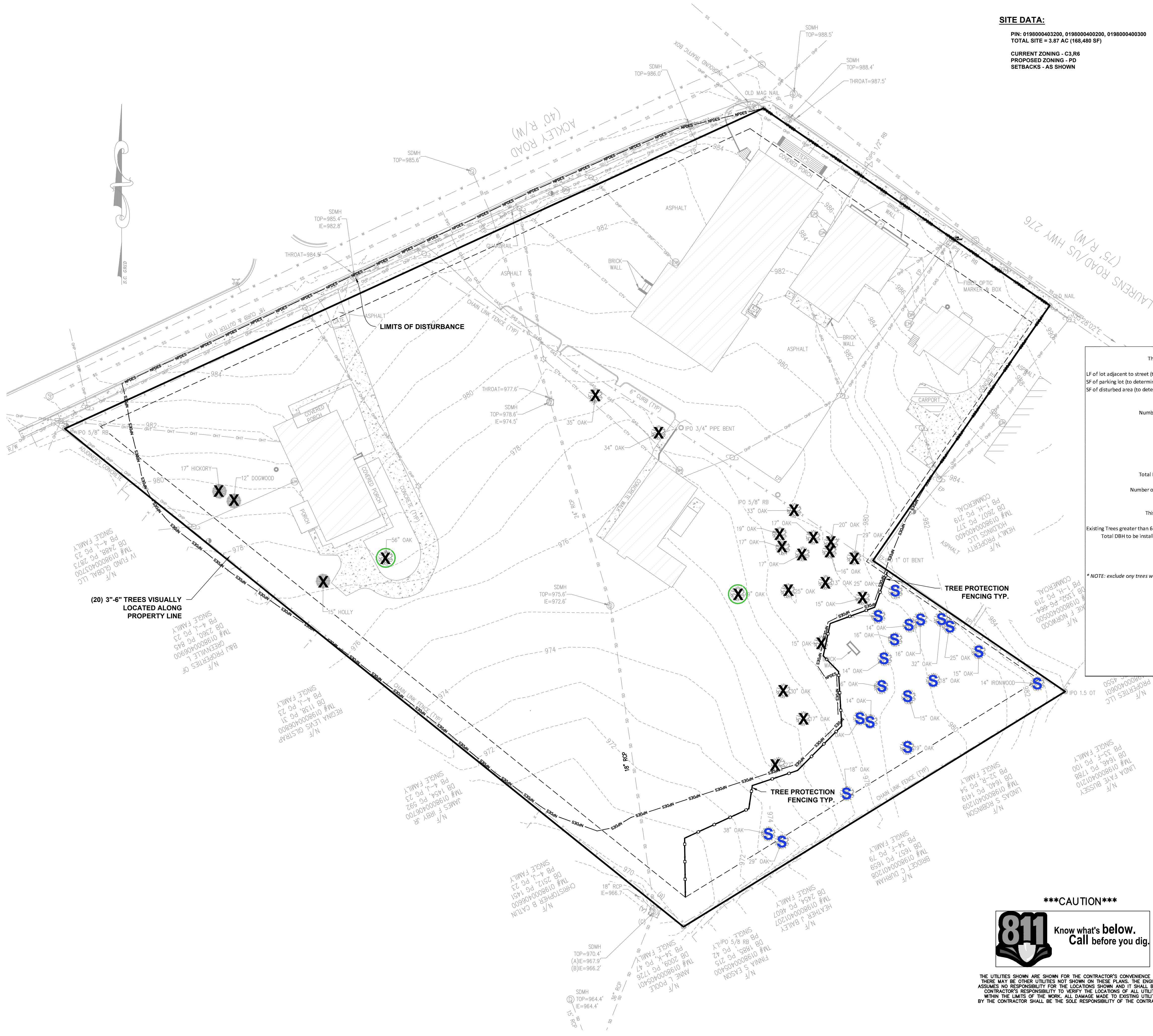
S201421 BASE

UTILITY
PLAN

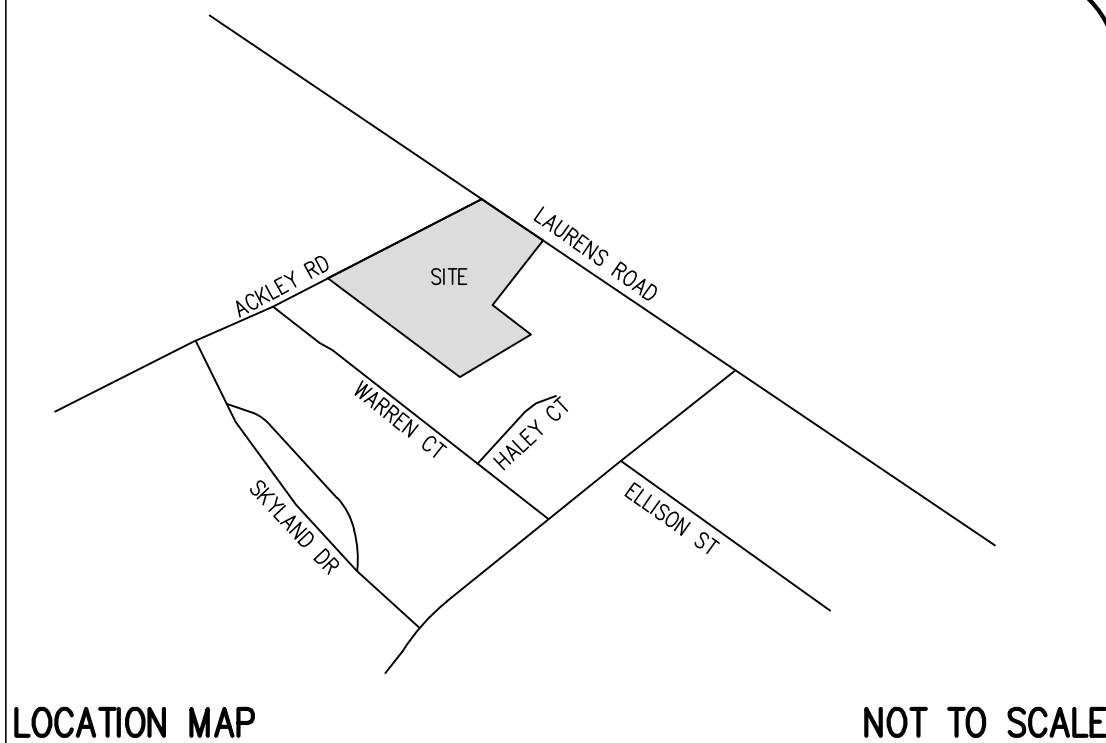
SHEET 3 OF 4

C500

SC. REG NO 1245



SITE DATA:
PIN: 0198000403200, 0198000400200, 0198000400300
TOTAL SITE = 3.87 AC (168,480 SF)
CURRENT ZONING - C3,R6
PROPOSED ZONING - PD
SETBACKS - AS SHOWN

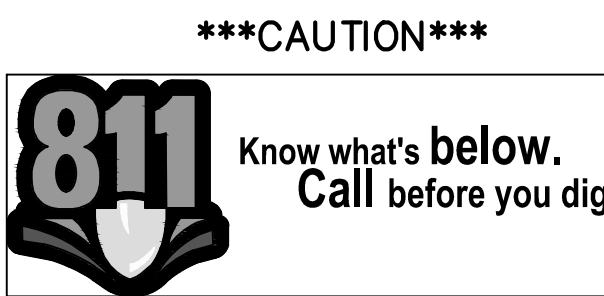
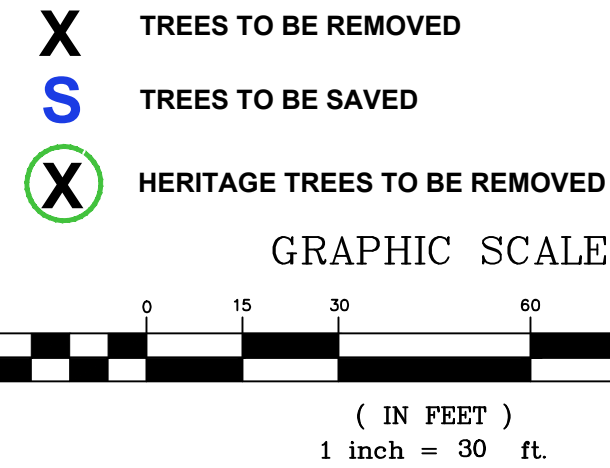


TREE REQUIREMENTS PER LANDSCAPE ORDINANCE	
This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.	
LF of lot adjacent to street (to determine street tree requirements)	692.49
SF of parking lot (to determine parking lot requirements)	64740
SF of disturbed area (to determine tree density requirements)	150969
Combined Building Footprints	33791
Athletic fields and courts	0
Number of Existing Trees between 3" and 6" to be saved	0
Total area for 1 tree per 2,000 sf	117178
Trees required for 1 per 2,000sf	59
Trees required for parking lot	33
3" Canopy Street trees required at 1 per 40' - or -	18
2" Ornamental Street Trees required at 1 per 20'	35
Total Required number of trees per landscape ordinance	59
Credit for Saved Trees	0
Number of new tree to be installed per landscape ordinance	59

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (1:1 replacement)	
This table is to be used to determine the mitigation requirements for removed trees per the tree preservation ordinance	
Existing Trees greater than 6" to be removed (including heritage trees)*	464
Total DBH to be installed as indicated on landscape plan plus saved trees	324
Will require survey information	140
User input via landscape plan and all trees between 3" - 6"	140
Difference of Mitigation minus installed	140
Additional DBH Required	140
Optional Fee-in-lieu of for mitigation	\$7,000

* NOTE: exclude any trees which are exempt per ordinance

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (Heritage Tree Removal Fees)	
This table is to be used to determine the fine for removal of heritage trees	
Heritage trees being removed	105
Mandatory Heritage tree removal fees	\$4,725
Total Fees Required for 1:1 Mitigation Fee and Heritage Tree Fines	\$7,000
Optional Fee-in-lieu of for mitigation	\$7,000
Mandatory Heritage tree removal fees	\$4,725
Total of Fee-in-lieu of plus Heritage Removal Fees	\$11,725



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GREENVILLE, SC 29615
PH: (864) 271-0486

NO.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
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SC. REG. NO. 552

THE ALLIANCE APARTMENT HOMES
CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORIZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	JAW
DRAWN BY:	JAW
CHECKED BY:	AGB
DATE:	01/03/2022

TREE MITIGATION PLAN
SHEET 1 OF XX
L000

PIN: 0198000403200, 0198000400200, 0198000400300
TOTAL SITE = 3.87 AC (168,480 SF)

CURRENT ZONING - C3,R6
PROPOSED ZONING - PD
SETBACKS - AS SHOWN

112-116 RESIDENTIAL UNITS - 1.5 SPACES PER UNIT
6,500-SF COMMERCIAL/RETAIL - 1 SPACE PER 500-SF

PARKING SPACES REQUIRED

RETAIL/COMMERCIAL	10
RESIDENTIAL	168
TOTAL	178

PARKING LOT INTERIOR/ROADSIDE LANDSCAPING:

- SEE ATTACHED SPREADSHEET FOR CALCULATIONS

SCREENING AND BUFFERING:

- SCREENING MUST BE PROVIDED ALONG SIDE AND REAR EXTERIOR LOT LINES , WHERE ANY NON-RESIDENTIAL USE IS ADJACENT TO A RESIDENTIAL USE
- A 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL, OR A COMBINATION WITH A COMBINED MINIMUM HEIGHT OF 8 FEET ABOVE GRADE
- WIDTH OF THE BUFFER MUST BE AT LEAST 15 FEET

TREE PRESERVATION:

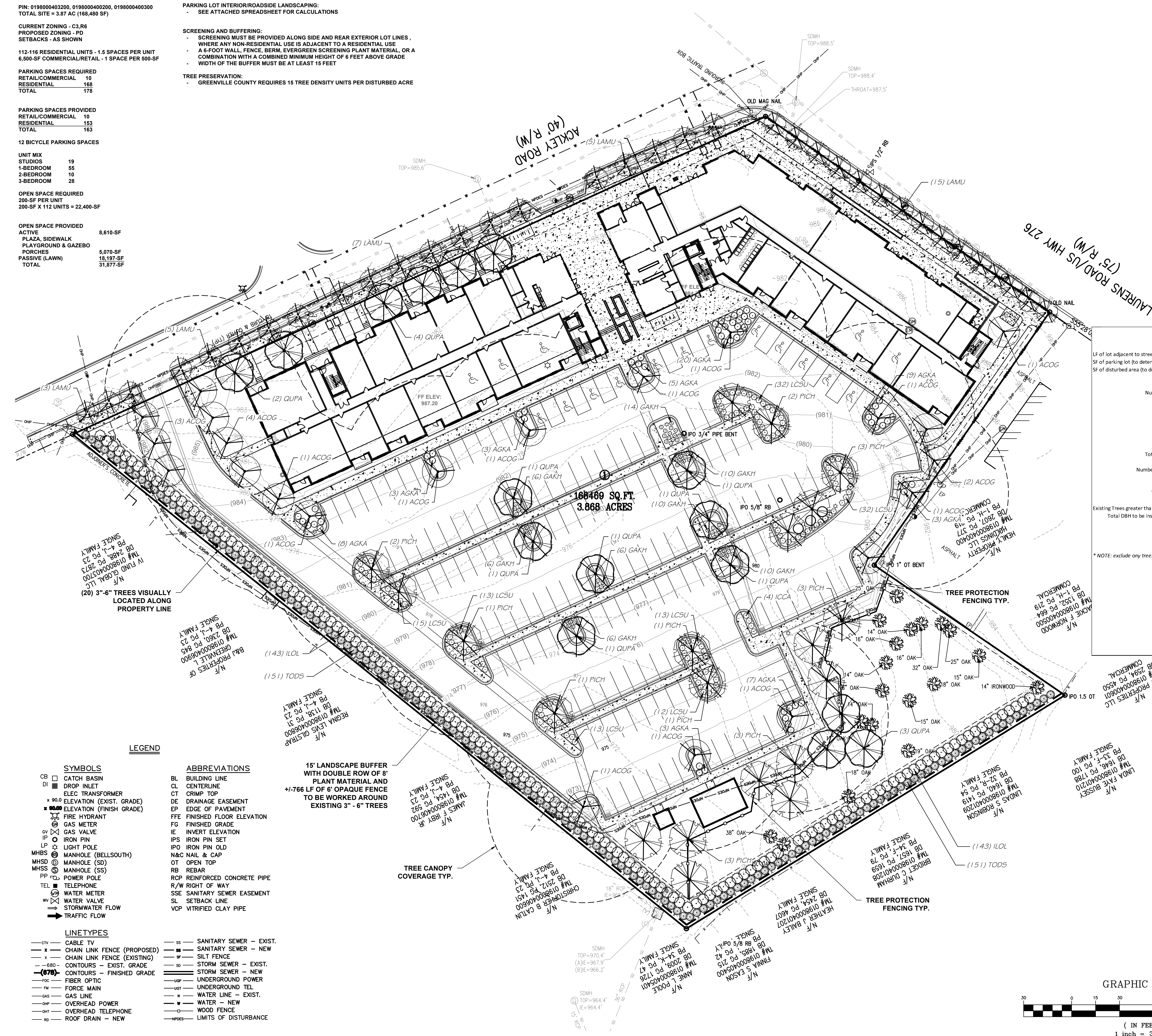
- GREENVILLE COUNTY REQUIRES 15 TREE DENSITY UNITS PER DISTURBED ACRE

PARKING SPACES PROVIDED	
RETAIL/COMMERCIAL	10
RESIDENTIAL	153
TOTAL	163

UNIT MIX	
STUDIOS	19
1-BEDROOM	55
2-BEDROOM	10
3-BEDROOM	28

OPEN SPACE REQUIRED
200-SF PER UNIT
200-SF X 112 UNITS = 22,400-SF

OPEN SPACE PROVIDED	
ACTIVE	8,610-SF
PLAZA, SIDEWALK	
PLAYGROUND & GAZEBO	
PORCHES	5,070-SF
PASSIVE (LAWN)	<u>18,197-SF</u>
TOTAL	31,877-SF



TREE REQUIREMENTS FOR LANDSCAPE ORDINANCE	
This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.	
LF of lot adjacent to street (to determine street tree requirements)	692.49
SF of parking lot (to determine parking lot requirements)	64740
SF of disturbed area (to determine tree density requirements)	150969
Combined Building Footprints	33791
Athletic fields and courts	0
Number of Existing Trees between 3" and 6" to be saved	20
Total area for 1 tree per 2,000 sf	117178
	No. of Trees
Trees required for 1 per 2,000sf	59
Trees required for parking lot	33
3" Canopy Street trees required at 1 per 40' - or -	38
2" Ornamental Street trees required at 1 per 20'	35
Total Required number of trees per landscape ordinance	59
Credit for Saved Trees	20
Number of new tree to be installed per landscape ordinance	39

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (1:1 replacement)	
This table is to be used to determine the mitigation requirements for removed trees per the tree preservation ordinance	
Combined DBH	
Existing Trees greater than 6" to be removed (including heritage trees)*	464 Will require survey information
Total DBH to be installed as indicated on landscape plan plus saved trees	324 User input via landscape plan and all trees between 3" - 6"
	140 Difference of Mitigation minus installed

* NOTE: exclude any trees which are exempt per ordinance

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (Heritage Tree Removal Fees)

This table is to be used to determine the fine for removal of heritage trees

Combined DBH	
Heritage trees being removed	105
	\$4,725 Mandatory Heritage tree removal fees

TOTAL FEES REQUIRED FOR 1:1 MITIGATION FILO AND HERITAGE TREE FINES

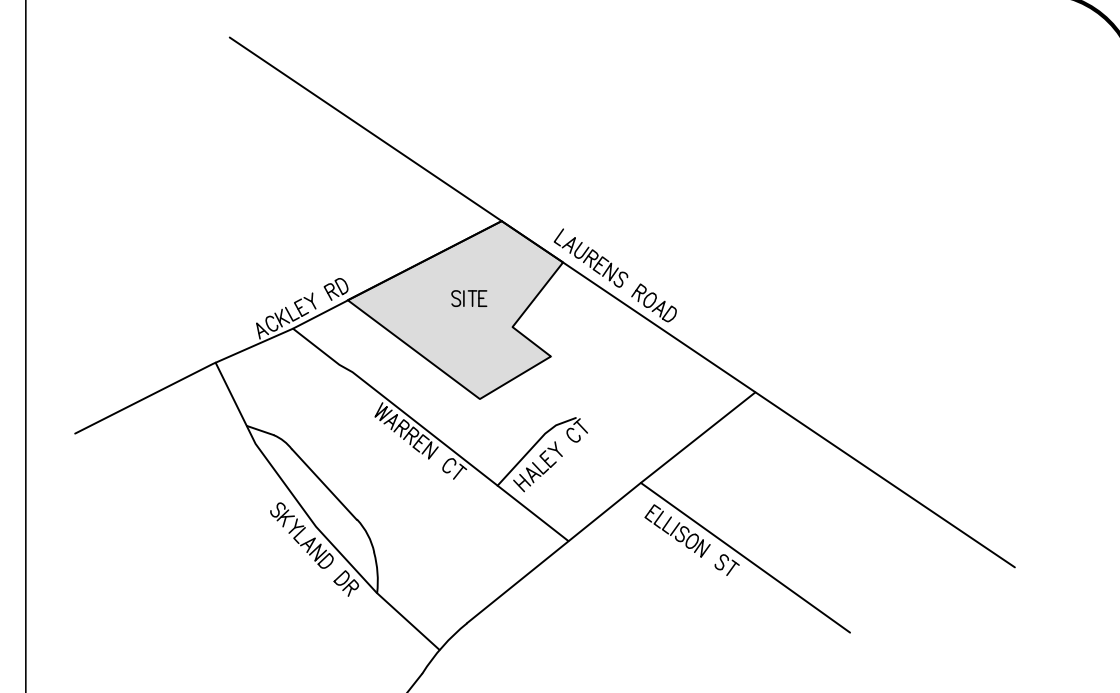
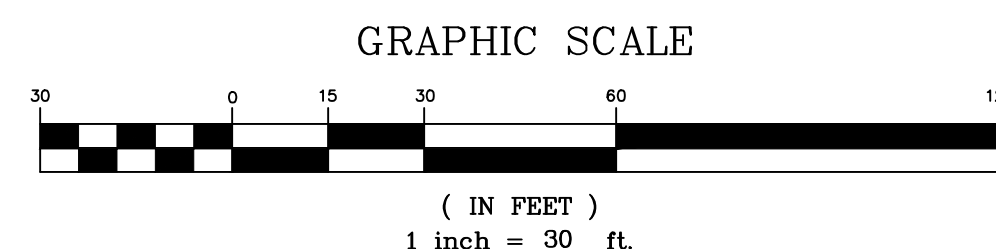
\$7,000	Optional Fee-in-lieu of fine for mitigation
\$4,725	Mandatory Heritage tree removal fees
\$11,725	Total of Fee-in-lieu-of plus Heritage Removal Fees

CAUTION



Know what's **below**.
Call before you dig.

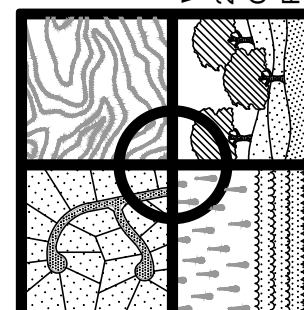
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LOCATION MAP NOT TO SCALE

SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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GREENVILLE, SC 29615
PH: (864) 774-0402

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Site Design, Inc.
10000 South Carolina Highway 17
North Charleston, SC 29405
Phone: 843.881.1111
Fax: 843.881.1112
Email: info@site-design.com
Website: www.site-design.com

NO. 552
SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2018
No. 000122

SC REG NO. 552

**THE ALLIANCE
APARTMENT
HOMES**

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

HORZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	JAW
DRAWN BY:	JAW
CHECKED BY:	AGB
DATE:	01/03/2021
S201421 LANDSCAPE.dwg	

LANDSCAPE PLAN

SHEET 2 OF XX

L100

SITE DATA:

PIN: 0198000403200, 0198000400200, 0198000400300
TOTAL SITE = 3.87 AC (168,480 SF)

CURRENT ZONING - C3,R6
PROPOSED ZONING - PD
SETBACKS - AS SHOWN

112-116 RESIDENTIAL UNITS - 1.5 SPACES PER UNIT
6,500-SF COMMERCIAL/RETAIL - 1 SPACE PER 500-SF

PARKING SPACES REQUIRED
RETAIL/COMMERCIAL 10
RESIDENTIAL 168
TOTAL 178

PARKING SPACES PROVIDED
RETAIL/COMMERCIAL 10
RESIDENTIAL 153
TOTAL 163

12 BICYCLE PARKING SPACES

UNIT MIX
STUDIOS 19
1-BEDROOM 55
2-BEDROOM 10
3-BEDROOM 28

OPEN SPACE REQUIRED
200-SF PER UNIT
200-SF X 112 UNITS = 22,400-SF

OPEN SPACE PROVIDED
ACTIVE 8,610-SF
PLAZA, SIDEWALK
PLAYGROUND & GAZEBO
PORCHES 5,070-SF
PASSIVE (LAWN) 18,197-SF
TOTAL 31,877-SF

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	REMARKS
	ACOG	22	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal. 14' Ht.		10' Clear Trunk
	LAMU	35	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	2" Cal. 10' Ht.		3 Canes Min.
	PICH	20	Pistacia chinensis	Chinese Pistache	3" Cal. 14' Ht.		10' Clear Trunk
	QUPA	16	Quercus palustris	Pin Oak	3" Cal. 14' Ht.		10' Clear Trunk
1"-4" EVERGREEN SHRUB	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	REMARKS
	AGKA	61	Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	3 gal		18" Ht. Min.
	GAKH	68	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 gal		18" Ht. Min.
	ICCA	4	Ilex cornuta 'Carissa'	Carissa Holly	3 gal		18" Ht. Min.
	LCSU	130	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	3 gal		18" Ht. Min.
6" + EVERGREEN SHRUB	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	REMARKS
	TODS	151	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	8' Ht.		6' Min. Ht.
SMALL EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	REMARKS
	ILOL	143	Ilex x 'Oak Leaf'	Oak Leaf Holly	8' Ht.		

TREE REQUIREMENTS PER LANDSCAPE ORDINANCE

This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.

LF of lot adjacent to street (to determine street tree requirements)	692.49
SF of parking lot (to determine parking lot requirements)	64740
SF of disturbed area (to determine tree density requirements)	150969
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No. of Trees	
Trees required for 1 per 2,000sf	59
Trees required for parking lot	33
3" Canopy Street trees required at 1 per 40' -or- 2" Ornamental Street Trees required at 1 per 20'	18
	35
Total Required number of trees per landscape ordinance	59
Credit for Saved Trees	0
Number of new tree to be installed per landscape ordinance	59

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (1:1 replacement)

This table is to be used to determine the mitigation requirements for removed trees per the tree preservation ordinance

Existing Trees greater than 6" to be removed (including heritage trees)*	464
Total DBH to be installed as indicated on landscape plan plus saved trees	324
140 Difference of Mitigation minus installed	

* NOTE: exclude any trees which are exempt per ordinance

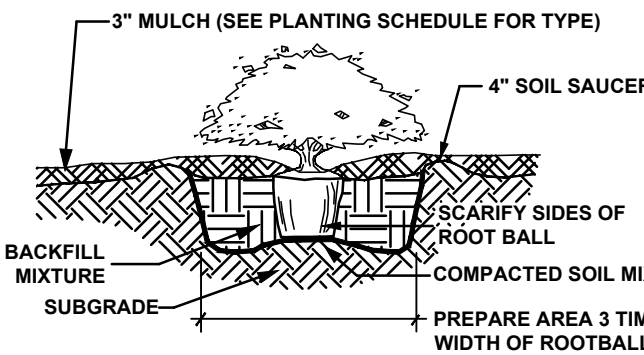
TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (Heritage Tree Removal Fees)

This table is to be used to determine the fine for removal of heritage trees

Heritage trees being removed	105
140 Additional DBH Required	
\$7,000 Optional Fee-in-lieu of for mitigation	

TOTAL FEES REQUIRED FOR 1:1 MITIGATION FINE AND HERITAGE TREE FINES

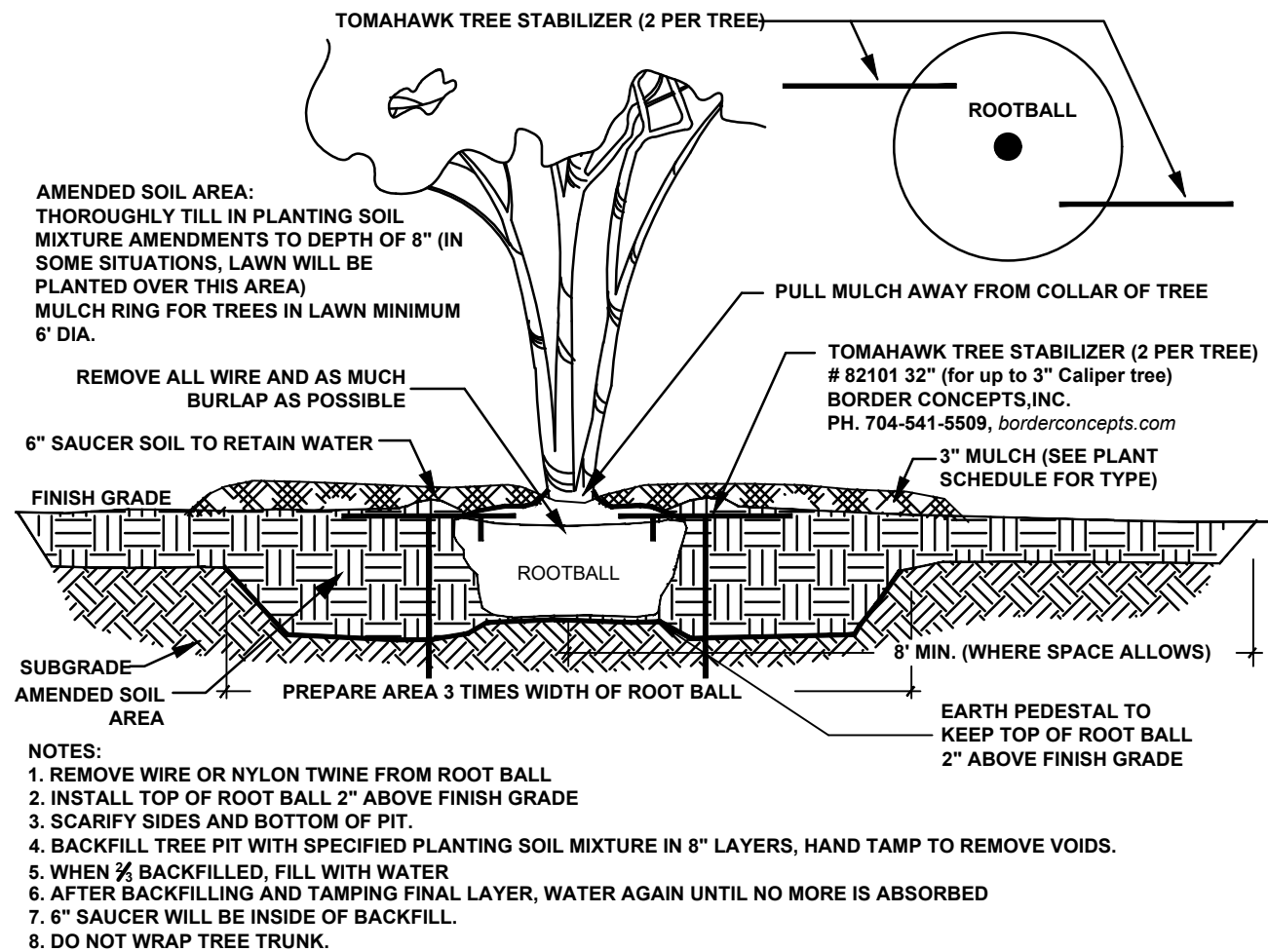
\$7,000 Optional Fee-in-lieu of for mitigation
\$4,725 Mandatory Heritage tree removal fees
\$11,725 Total of Fee-in-lieu-of plus Heritage Removal Fees



NOTES:

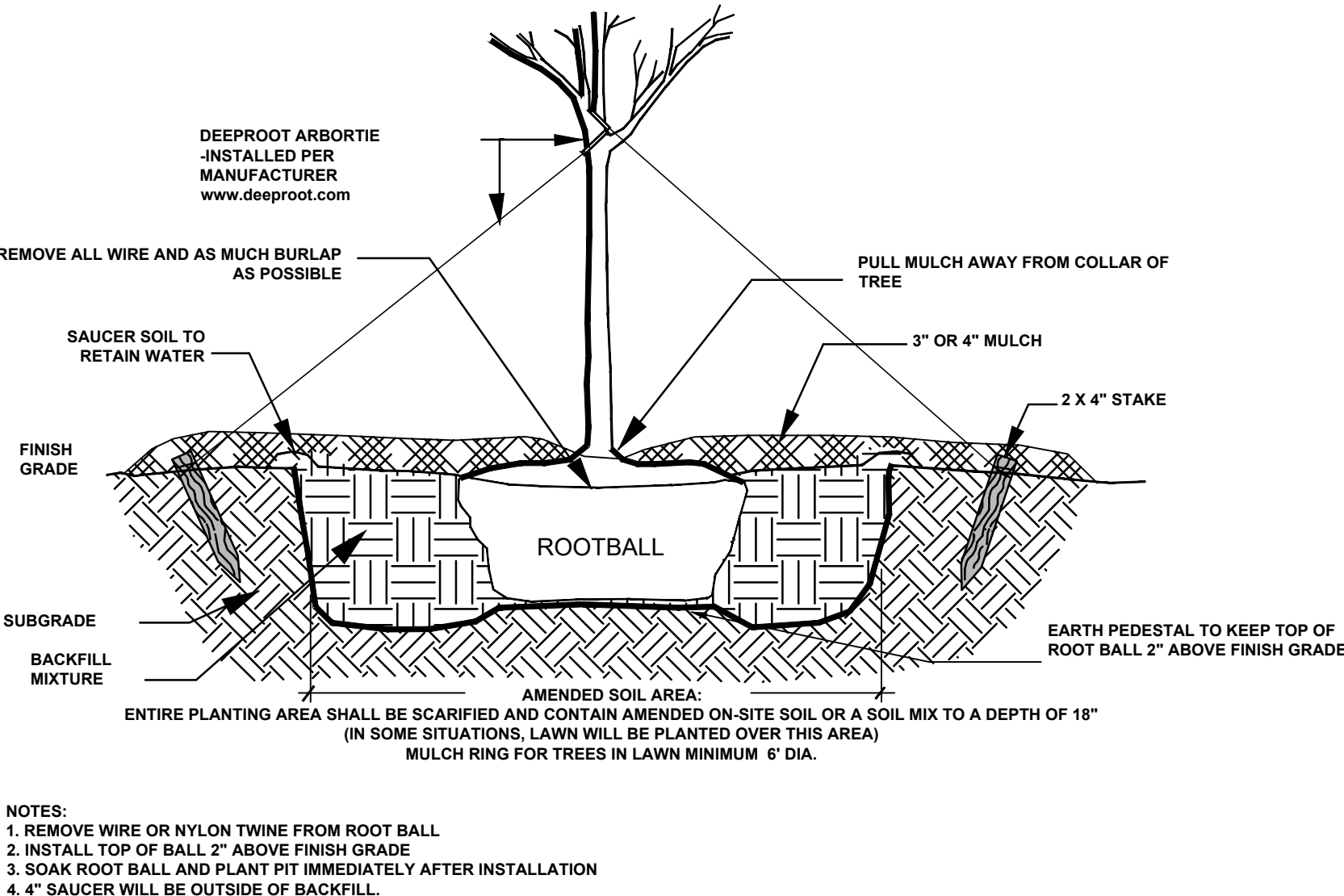
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL.
2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
7. WHEN 1/2 BACKFILLED, FILL WITH WATER
8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED.
9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

SHRUB PLANTING
N.T.S.



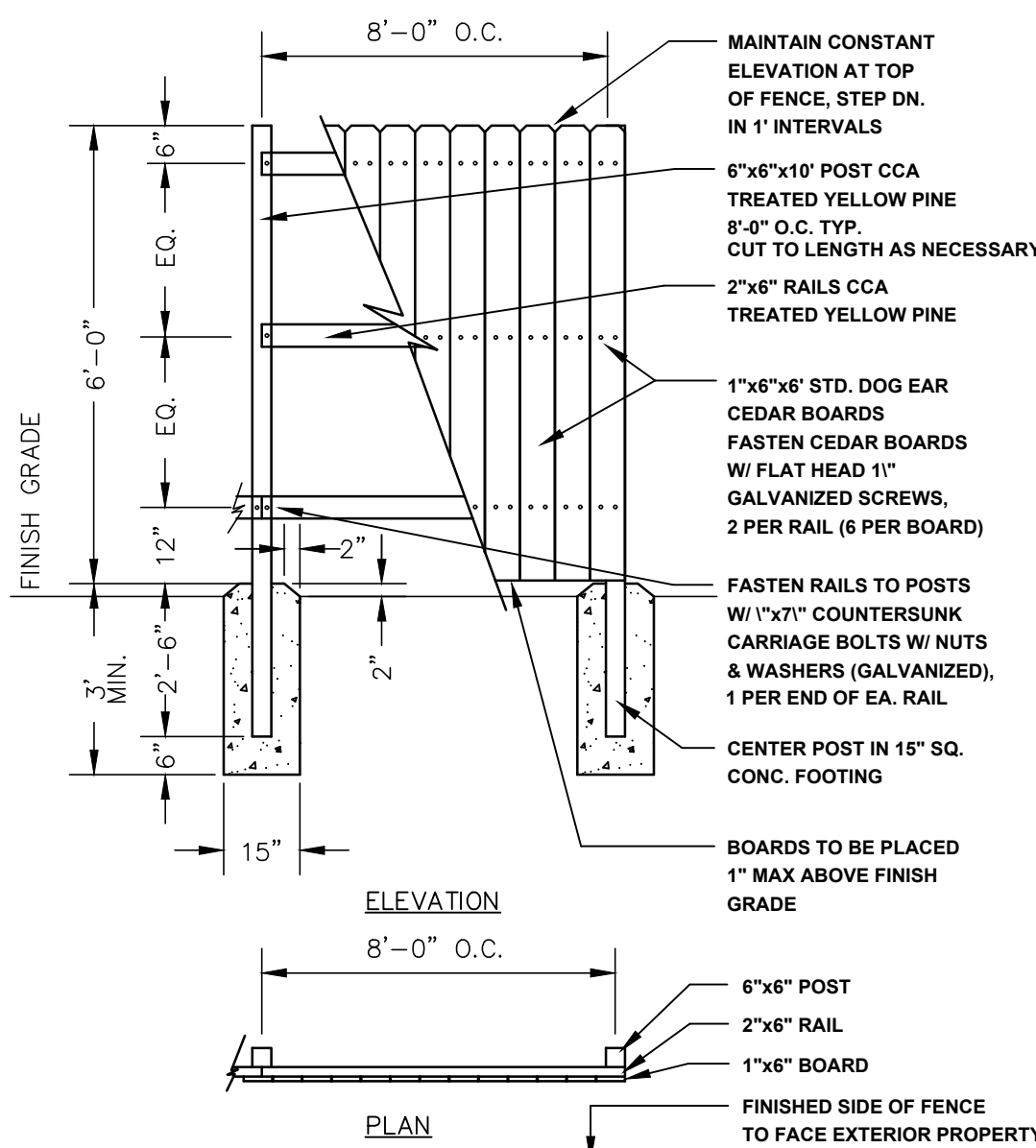
- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
 2. INSTALL TOP OF ROOT BALL 2" ABOVE FINISH GRADE
 3. SCARIFY SIDES AND BOTTOM OF PIT.
 4. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
 5. WHEN 1/2 BACKFILLED, FILL WITH WATER
 6. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED
 7. 6" SAUCER WILL BE INSIDE OF BACKFILL.
 8. DO NOT WRAP TREE TRUNK.

MULTI-TRUNK TREE
N.T.S.

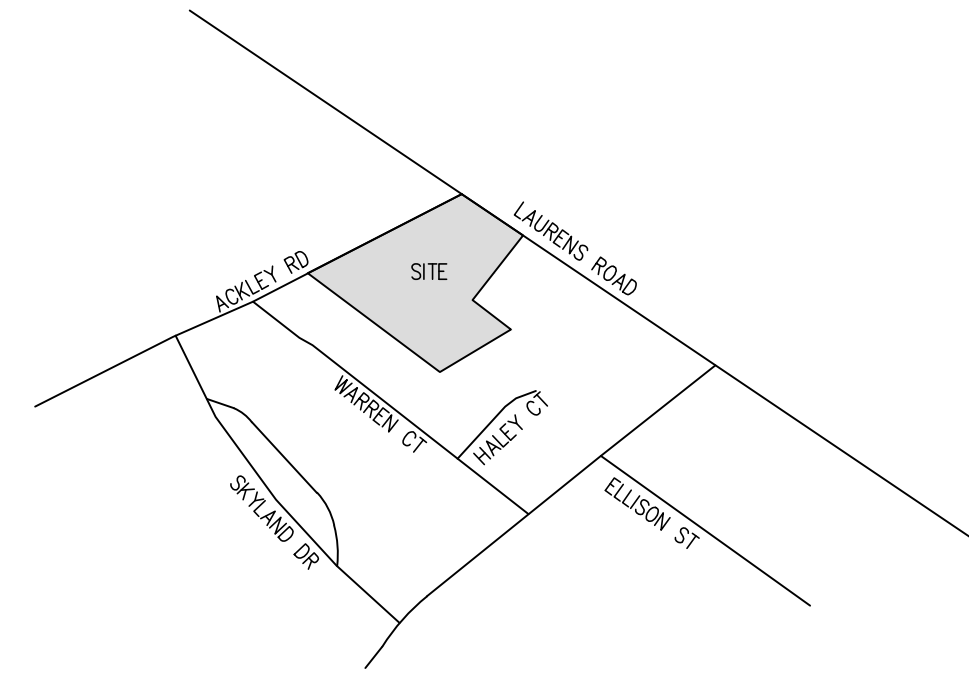


- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
 2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
 4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

TREE OVER 2" CAL. WITH STAKING
N.T.S.



6' HEIGHT WOOD PRIVACY FENCE
N.T.S.



LOCATION MAP

NOT TO SCALE

GENERAL NOTES & SPECIFICATIONS

LAWN INSTALLATION: Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought or erosion.

SOD INSTALLATION: Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replace by the Landscape Contractor.

UTILITY LOCATION: The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

QUANTITIES Plant quantities are shown for the contractor's convenience only. **PLANTS SHALL BE INSTALLED AS SHOWN.** Contractor is responsible for confirming all quantities prior to bidding and installation.

BIDS In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

PLANT QUALITY All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

PLANTING AREA PREPARATION: Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18". (see planting detail for more information.)

SETTING OF PLANTS The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that after initial settlement, the top root balls will be even with or slightly above the adjacent soil line. Around root balls, 1/2 of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil (brown or black in color) can plants be placed directly in the soil with no amendments). **PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.**

PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS : The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal.

PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

FERTILIZING Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

STAKING OF TREES Deciduous trees, 1 1/2" in caliper and over, and evergreen trees, 8" and taller shall be staked. Rubberhose to be used to cover the wire at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. **TRANSPLANTS** All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

MULCHING As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pine straw: All beds to receive a 4" layer (prior to compaction) of pine straw. After natural compaction, pine straw should have a depth of 2". All trees located in lawn areas shall receive a 3' diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

GRADING All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

BACKFILL Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

STABILIZATION Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

CLEAN UP Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

INSPECTION It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

LICENSES The contractor will be responsible for obtaining all licenses necessary to complete the work.

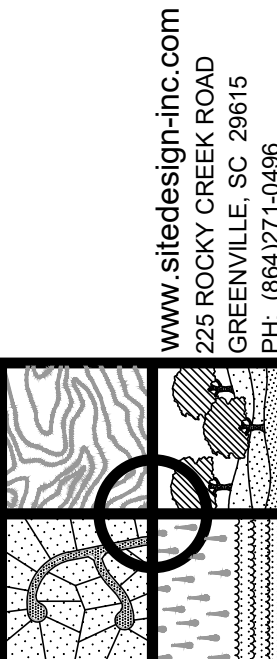
INSURANCE With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job

GUARANTEE All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractor's control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

IRRIGATION Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed. No irrigation to be placed in the SCDOT ROW.

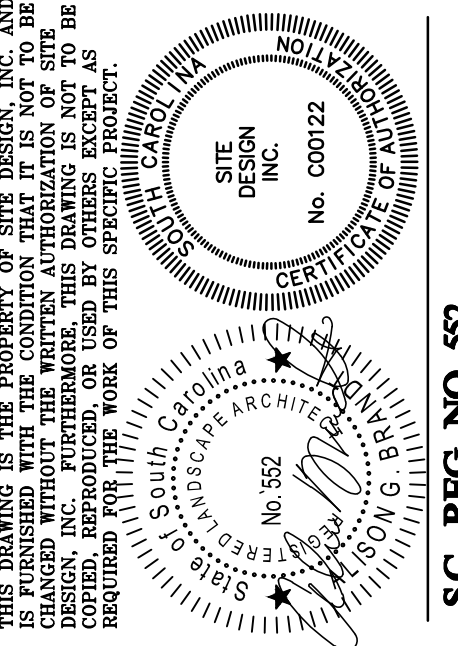
SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
228 ROCKY CREEK ROAD
SUITE 100
PH. (864) 271-0486

DATE	NO.
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	2.
	1.
	NO.



SC. REG NO. 522

THE ALLIANCE
APARTMENT
HOMES

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: N/A

VERT. SCALE: N/A

DESIGNED BY: JAW

DRAWN BY: JAW

CHECKED BY: AGB

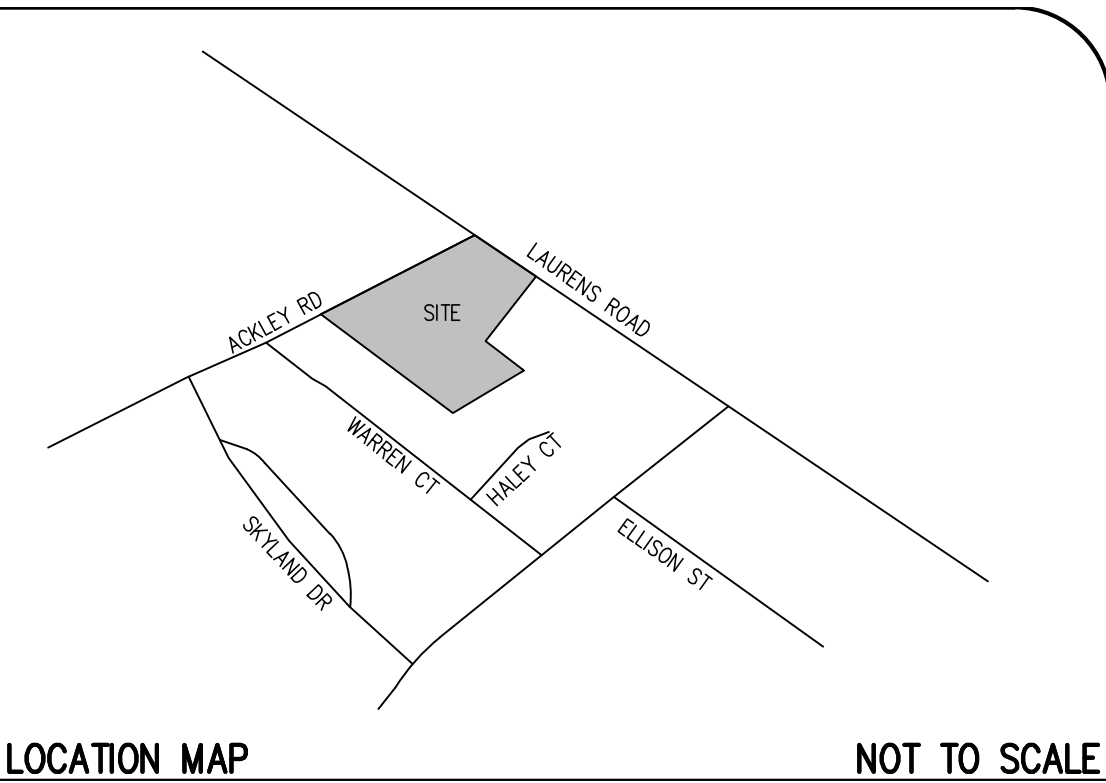
DATE: 01/03/2022

S201421 LANDSCAPE.dwg

LANDSCAPE
DETAILS

SHEET 3 OF XX

L101



SCHEMATIC LANDSCAPE PLAN PROVIDED.
PERMIT LANDSCAPE PLAN WILL COMPLY WITH
THE CURRENT CITY LANDSCAPE ORDINANCE AND
THE PLANNED DEVELOPMENT STATEMENT OF
INTENT.

- LEGEND**
- | SYMBOLS | ABBREVIATIONS |
|----------------------------------|------------------------------|
| CB CATCH BASIN | BL BUILDING LINE |
| DI DROP INLET | CL CENTERLINE |
| ELEC ELEC TRANSFORMER | CT CRIMP TOP |
| x 90.0 ELEVATION (EXIST. GRADE) | DE DRAINAGE EASEMENT |
| * 90.00 ELEVATION (FINISH GRADE) | EP EDGE OF PAVEMENT |
| FIRE HYDRANT | FFE FINISHED FLOOR ELEVATION |
| GAS METER | FG FINISHED GRADE |
| GV GAS VALVE | IE INVERT ELEVATION |
| IP IRON PIN | IPS IRON PIN SET |
| LP LIGHT POLE | IPO IRON PIN OLD |
| MHBS MANHOLE (BELLSOUTH) | N&C NAIL & CAP |
| MHSD MANHOLE (SD) | OT OPEN TOP |
| MHSS MANHOLE (SS) | RB REBAR |
| PP POWER POLE | RCP REINFORCED CONCRETE PIPE |
| TEL TELEPHONE | R/W RIGHT OF WAY |
| WM WATER METER | SSE SANITARY SEWER EASEMENT |
| WV WATER VALVE | SL SETBACK LINE |
| STORMWATER FLOW | VCP VITRIFIED CLAY PIPE |
| TRAFFIC FLOW | |
- LINETYPES**
- | | |
|-----------------------------------|-------------------------------|
| —CIV— CABLE TV | —SS— SANITARY SEWER — EXIST. |
| —x— CHAIN LINK FENCE (PROPOSED) | —SS— SANITARY SEWER — NEW |
| —x— CHAIN LINK FENCE (EXISTING) | —SF— SILT FENCE |
| —680— CONTOURS — EXIST. GRADE | —SD— STORM SEWER — EXIST. |
| —(675)— CONTOURS — FINISHED GRADE | —SD— STORM SEWER — NEW |
| —FOC— FIBER OPTIC | —UOP— UNDERGROUND POWER |
| —FM— FORCE MAIN | —UGT— UNDERGROUND TEL |
| —GAS— GAS LINE | —W— WATER LINE — EXIST. |
| —OWP— OVERHEAD POWER | —W— WATER — NEW |
| —OHT— OVERHEAD TELEPHONE | —W— WOOD FENCE |
| —RD— ROOF DRAIN — NEW | —NPOES— LIMITS OF DISTURBANCE |

CAUTION

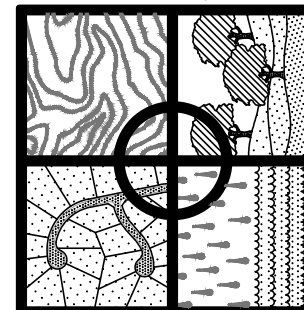


Know what's below.
Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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NO.	DATE
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9.	
8.	
7.	
6.	12/20/2021
5.	FDP SUBMITTAL
4.	SC HOUSING SUBMITTAL
3.	GHA SUBMITTAL
2.	REVISED FOOTPRINTS
1.	REVISED DUMPSTER AREA

SC. REG NO 12345

**THE ALLIANCE
APARTMENT
HOMES**

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DESIGNED BY: AB
DRAWN BY: AB
CHECKED BY: PFM
DATE: 02/04/2021

S201421 BASE

**LANDSCAPING
VINETTE**

SHEET 4 OF 4

L100

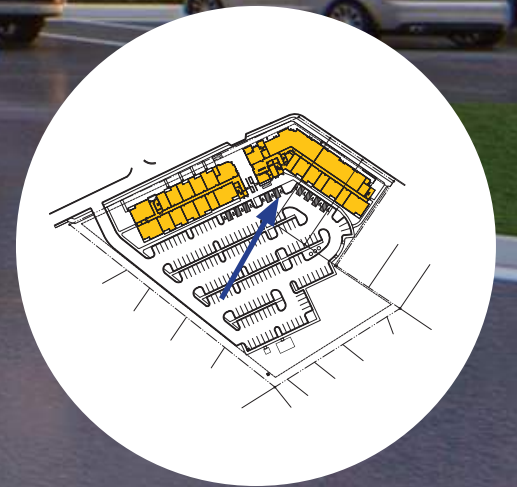






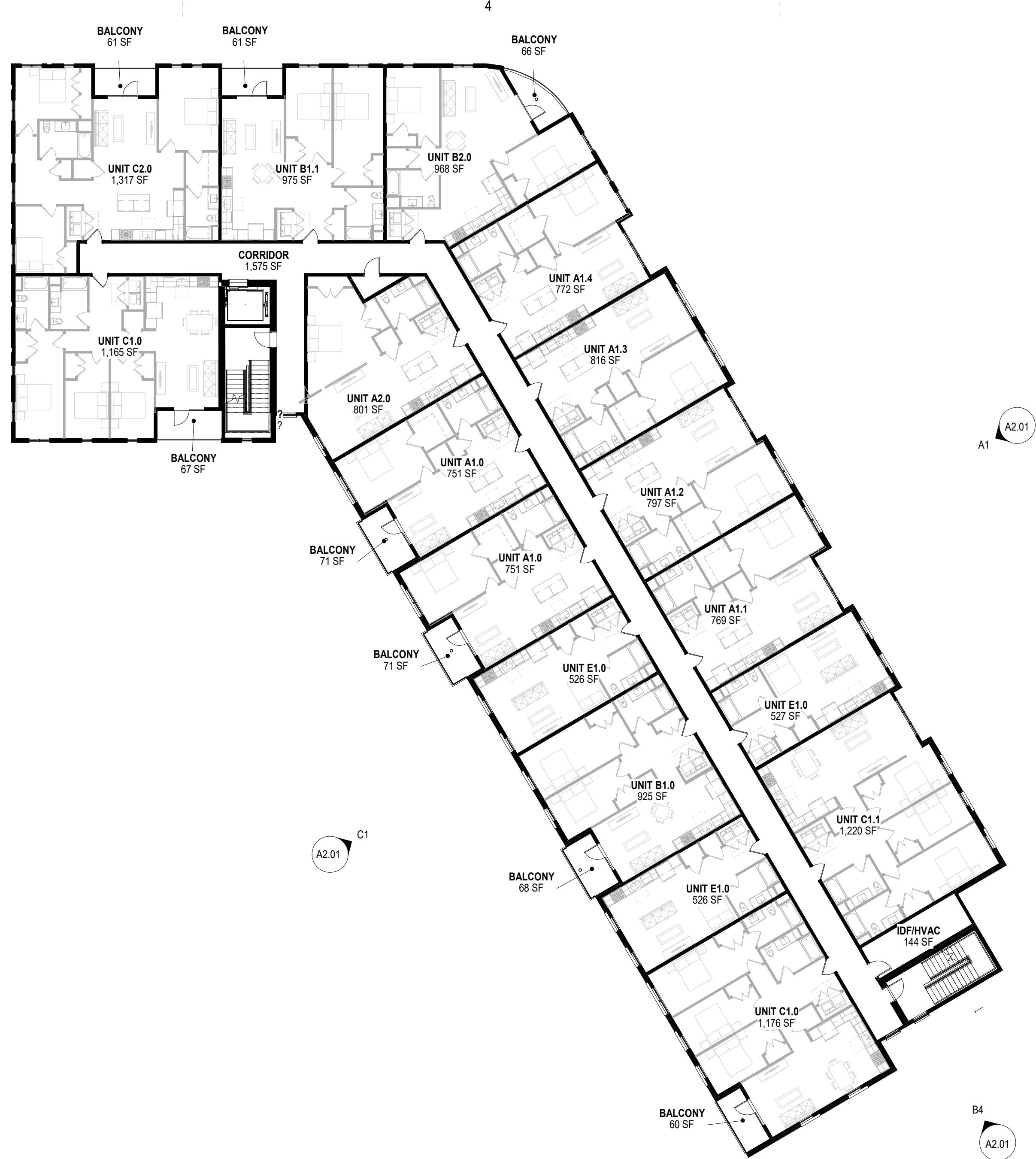






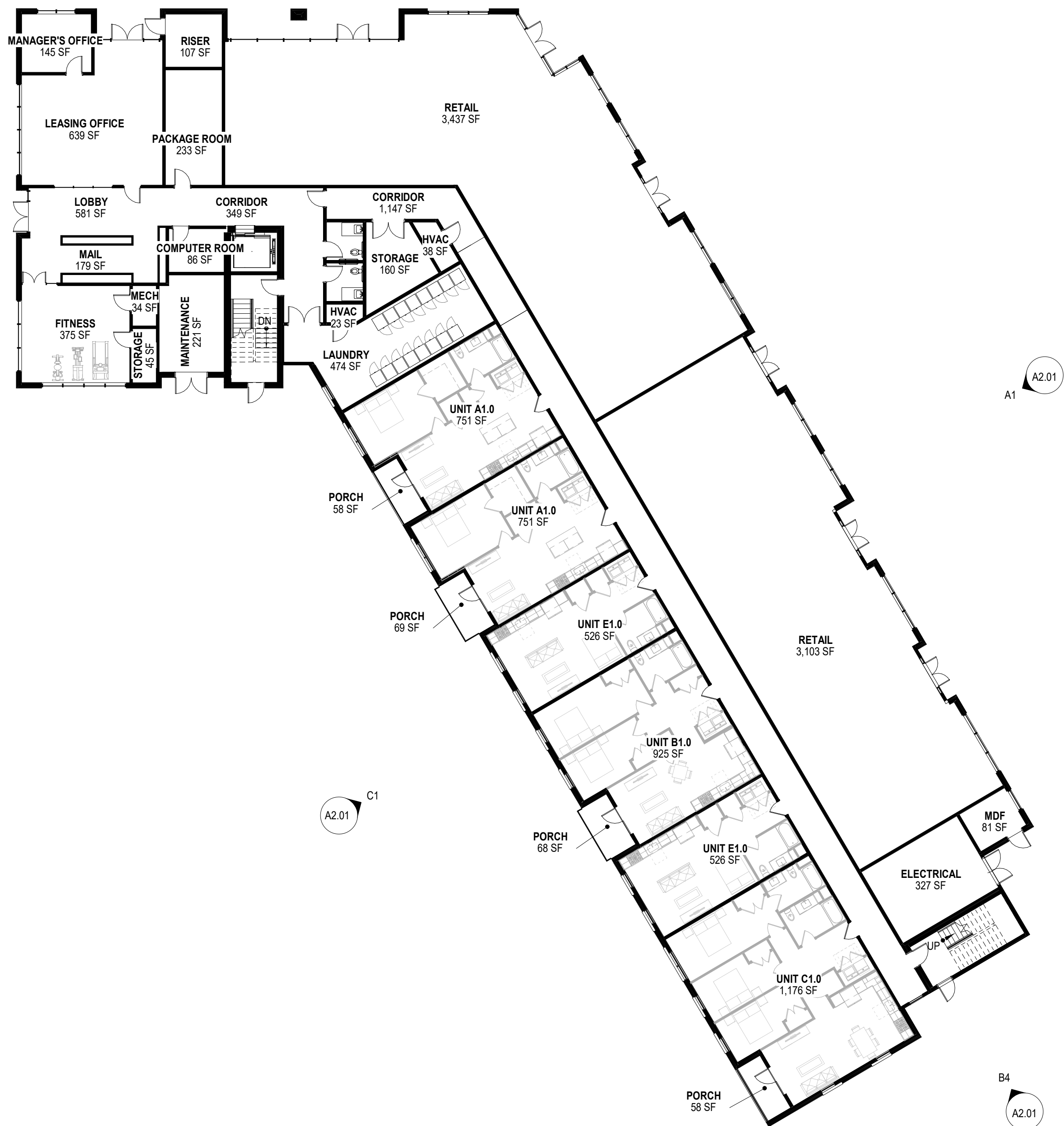


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C1 OVERALL FLOOR PLAN - LEVEL 2

1/16" = 1'-0"



A1 OVERALL FLOOR PLAN - LEVEL 1

1/16" = 1'-0"

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	04/19/21	PD REZONING	MPS
C	10/15/21	TQHA PRELIMINARY APPLICATION	MPS
E	12/20/21	FINAL DEVELOPMENT PLAN	MPS

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT/RO/RC

SHEET TITLE:
FLOOR PLANS

SHEET NO. PROJ. NO.
020520.00

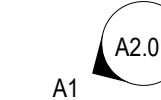

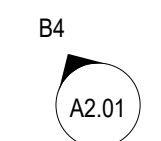
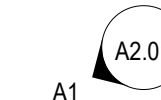
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THE ALLIANCE

GREENVILLE, SC

SHEET NO.	PROJ. NO.
	020520.0

A1.02



A1

NOT FOR CONSTRUCTION

DT/RO/RO

FEATURES & SPECIFICATIONS

INTENDED USE — The 6" Wafer-Thin LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovative wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entryways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — Ideal for shallow ceiling plenum since a pot light housing is NOT required. IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Steel spring clip for easy installation. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Not suitable for pulling wires.

PATENT PENDING.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 6" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 6 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications.

OPTICS — Wafer-Thin downlight edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space. Utilized 3000K and 4000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 2 for recommended dimmers). Standard input wattage is 13W, 79 lumens per watt.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified product. Wet location. Air Tight certified in accordance with ASTM E283-2004.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

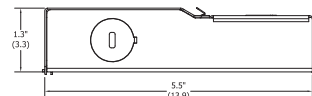
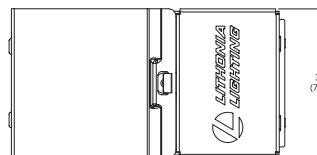
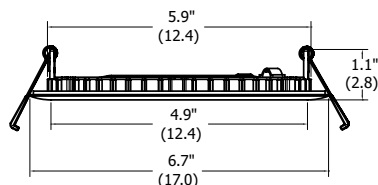
Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Specifications

Aperture:	4.9 (12.4)
Ceiling opening:	6 (15.2)
Overlap trim:	6.7 (17)
Height:	1.1 (2.8)



All dimensions are in inches (centimeters) unless otherwise indicated.

Catalog Number
Notes
Type

The Alliance FDP
01/03/2022
Basis-of-Design product for
exterior balcony lights.

Wafer LED Recessed Downlight

WF6

6" LED Module

IC/Non-IC

New Construction/Remodel



Matte black



Brushed nickel



Oil-rubbed bronze

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: WF6 LED 30K MW

Series	Lamp	CCT/CRI/W/Lumens ¹	Finish
WF6 6" wafer-thin LED downlight	LED LED	30K 3000K/80CRI/13W/1020L	MW Matte white
		40K 4000K/80CRI/13.6W/1200L	MB Matte black
	LL LED Low Lumen LED	27K 2700K/80CRI/12.7W/780L	BN Brushed nickel
		30K 3000K/80CRI/12.6W/865L	ORB Oil-rubbed bronze
		40K 4000K/80CRI/12.9W/944L	

Accessories: Order as separate catalog number.

WF6 PAN R12	6" new construction pan, retail pack of 12
WFJB R4	Remodel joist bar, retail pack of 4
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable



WF3_Pan



Joist



Extension Cable

Notes

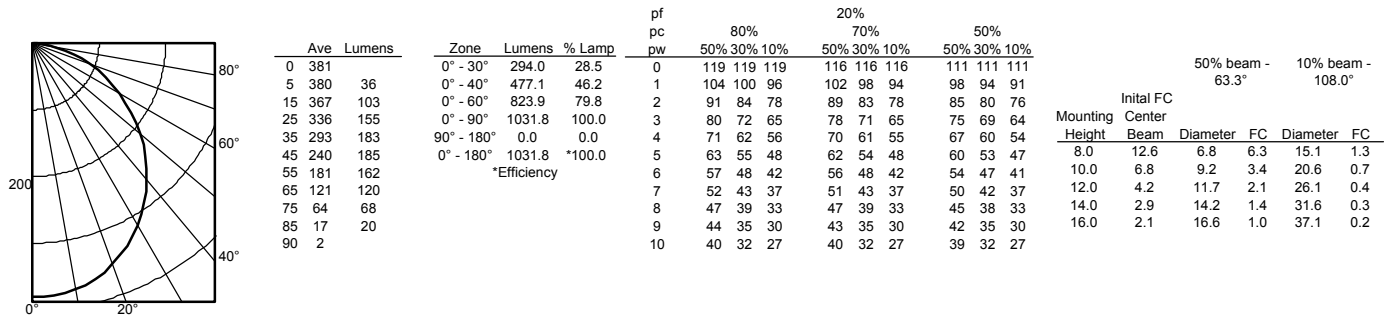
1 Total system delivered lumens.

WF6 6" LED Wafer Module

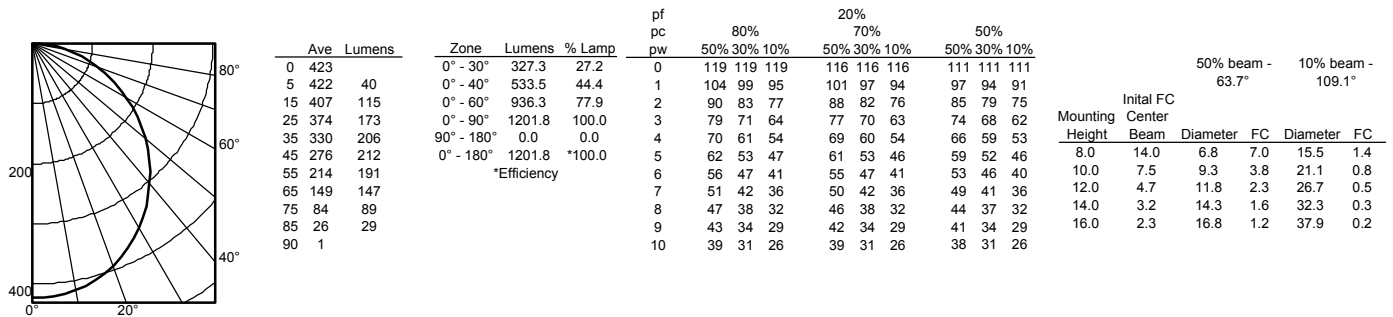
PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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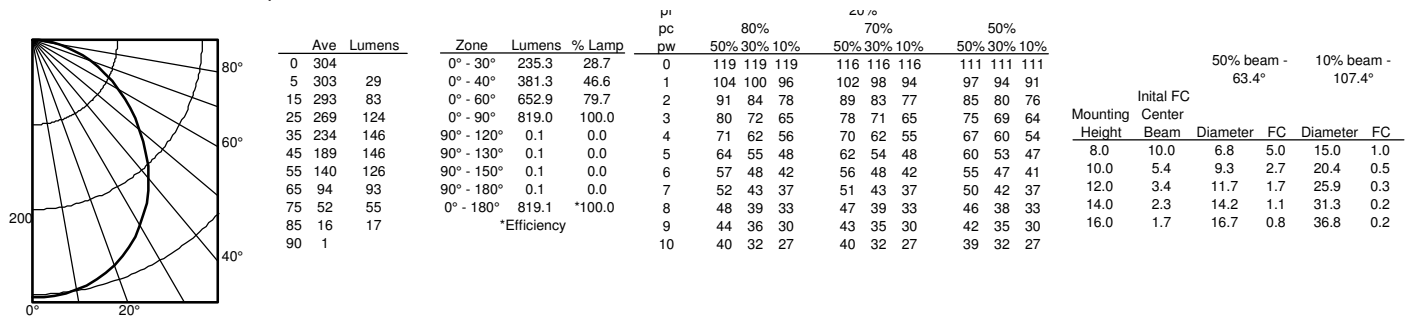
WF6 LED 30K, 3000 K LEDs, input watts: 13, delivered lumens: 1020, LM/W=78.5, test no. ISF 30024



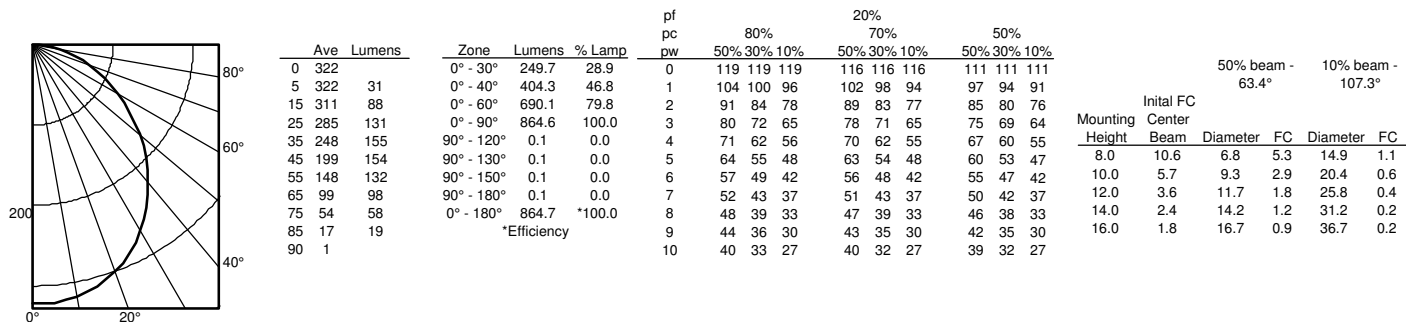
WF6 LED 40K, 4000 K LEDs, input watts: 13.6, delivered lumens: 1200, LM/W=88.2, test no. ISF 30376



WF6 LL LED 27K, 2700 K LEDs, input watts: 12.7, delivered lumens: 819, LM/W=64.4, test no. ISF 32780P1

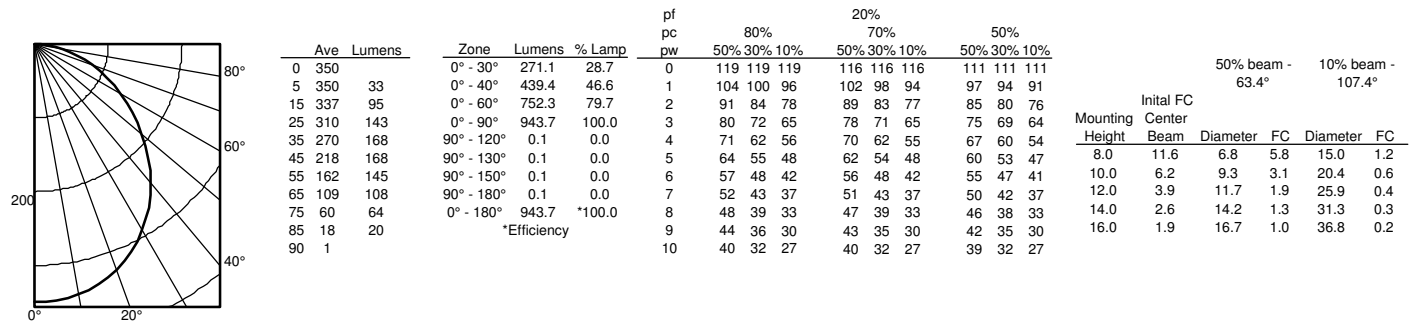


WF6 LL LED 30K, 3000 K LEDs, input watts: 12.6, delivered lumens: 865, LM/W=68.7, test no. ISF 32781



WF6 6" LED Wafer Module

WF6 LL LED 40K, 4000 K LEDs, input watts: 12.9, delivered lumens: 944, LM/W=73.2, test no. ISF 32780



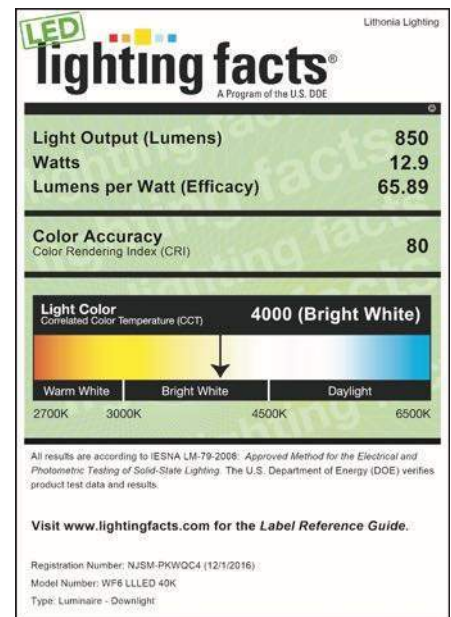
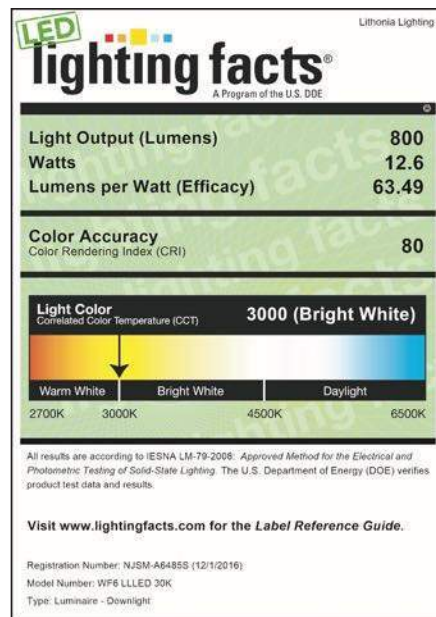
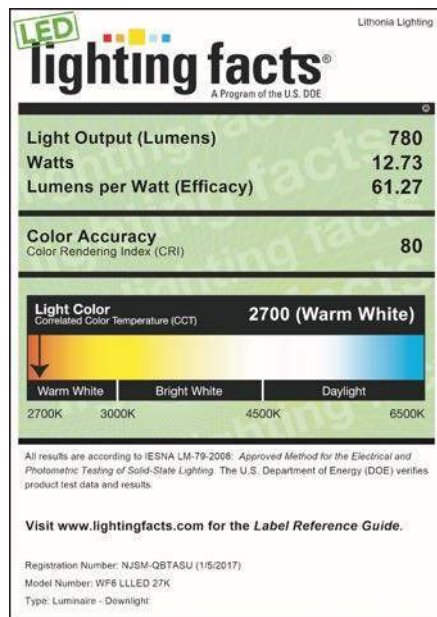
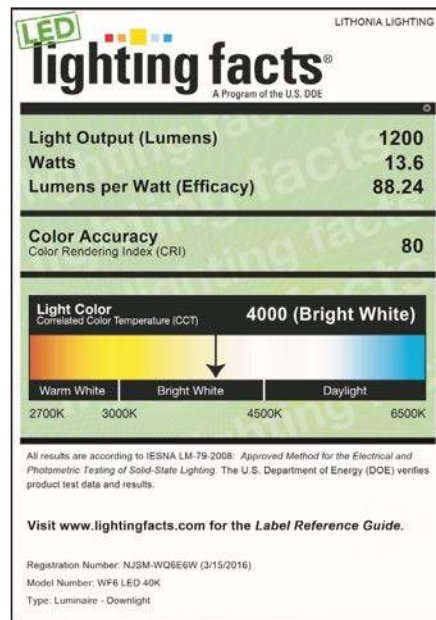
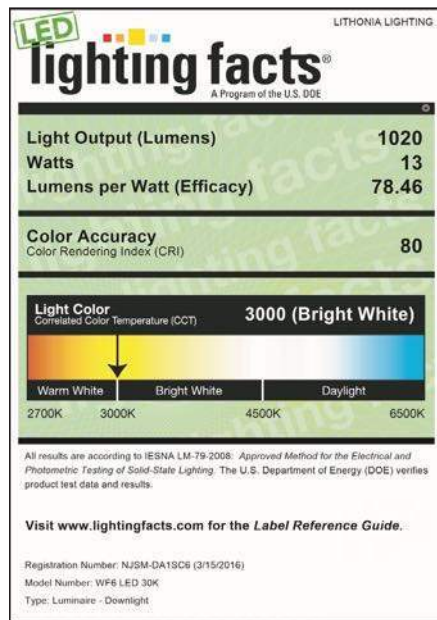
ENERGY DATA & DIMMING CAPABILITY

6" ENERGY DATA		
Color Temperature	3000K	4000K
Lumens	1020	1200
CRI	80	80
Lumens/Watt	78.5	88.2
Min. starting temperature	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards
Input voltage	120V	120V
Total Harmonic Distortion	17.9%	17.9%
Min. power factor	0.99	0.99
Input frequency	50/60 Hz	50/60 Hz
Rated wattage	13W	13.6W
Input power	13W	13.6W
Input current	0.11A	0.11A

6" LOW LUMEN ENERGY DATA			
Color Temperature	2700K	3000K	4000K
Lumens	780	865	944
CRI	80	80	80
Lumens/Watt	61.3	68.7	73.2
Min. starting temperature	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Total Harmonic Distortion	12%	15.0%	11.6%
Min. power factor	0.99	0.99	0.99
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Rated wattage	12.7W	12.6W	12.9W
Input power	12.7W	12.6W	12.9W
Input current	0.11A	0.11A	0.11A

COMPATIBLE DIMMERS				
Insteon	Leviton	Lutron	Sensorswitch	Synergy/Leviton
2477D	6633-PA	CTCL-153P-WH	nSP5 PCD 2W	ISD 600 I 120/IP106
	IPL06-LED/INC mode	DV-603P-LA	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
	6615-P	CT-603PR-WH		
		DVELV-300P		
		NTELV-300P		
		NLV600		
		300P-SELV		
		DV-600P		
		AYCL-153P-WH		
		CTCL-153P-WH		

LIGHTING FACTS



Cylinder

Wall Mounted • Damp Location Listed **PROGRESS LED**

Description:

5" LED up down wall cylinder - wall lantern in Black. The P5675 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits. Specify P860045 top cover lens for use in wet locations.

Specifications:

- Black finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 1,100 lumens 26 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.95 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	17 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	795/46 (LM-82) per module
Lumens/LPW (Up-Source)	795/46 (LM-82) per module
Lumens/LPW (Source)	795/46 (LM-82)
Lumens/LPW (Delivered)	1,100/26 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

P5675-31/30K



Dimensions:

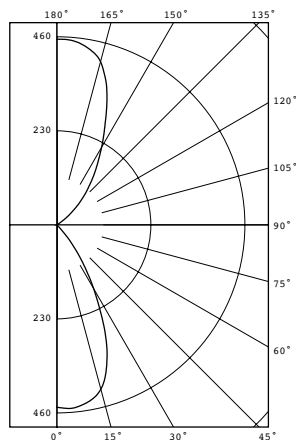
Width: 5 in
Height: 14 in
Depth: 8-7/8 in
H/CTR: 8 in

Photometrics:

ELECTRICAL DATA		P5675-31/30K
Input Voltage		120 V
Input Frequency		60 Hz
Power Factor		0.929
THD		<20%
EMI/RFI		FCC Title 47, Part 15, Class B
Operating Temperature		-30 °C to 30 °C
Dimming		Yes*
Over-voltage, over-current, short-circuit protected		
*See Dimming Notes for more information		

P5675-31/30K

LED Light Engine: 3000 K 90 CRI
 System Wattage: 17
 Fixture delivered lumens: 830
 Fixture Efficacy: 24.4
 Spacing Criteria: 0.8



Test 17.02768 Test Date 10/20/17

CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	446	
5	450	43
15	416	115
25	272	123
35	104	65
45	2	8
55	1	0
65	0	0
75	0	0
85	0	0
90	0	
95	0	0
105	1	0
115	2	2
125	17	18
135	83	64
145	167	104
155	282	130
165	413	114
175	452	43
180	454	

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	280	33.8
0-40	346	41.7
0-60	354	42.7
0-90	354	42.7
90-120	3	0.3
90-130	21	2.5
90-150	189	22.8
90-180	476	57.3
0-180	830	100.0

P5675-31/30K

Cylinder

Wall Mounted • Damp Location Listed The Progress LED logo, consisting of the word "PROGRESS" in a sans-serif font followed by "LED" in a bold, sans-serif font, all enclosed within a circular border.

P5675-31/30K

Dimming Notes:

P5675-31/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Nova NTELV-300

Lutron_Vierti VTELV-600

Lutron_Maestro MAELV-600

Lutron_spacer/system SPSELV-600

Leviton_Renoir II AWRMG-EAW

Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

Neighborhood Meeting

Project Name: THE ALLIANCE

Location: 112 REBECCA ST (NICHOLTOWN COMMUNITY CENTER)

Time of the meeting: 6:30 PM

Date: NOV 16TH, 2021

Representative holding meeting: JOSEPH KASS / ROB COUCH / Paul MILLS

Name	Street Address	Email
1 Linda Robinson	11 Haley Court	
2 Bridget Durham	9 Haley Court	
3 Robert Taylor	20 REBECCA ST	
4 Chandler Chittom	5 Haley Court	chanchi11om@gmail.com
5 Annie L. Fuller	123 Ackley Rd. Greenville 29607	
6 Louella Butler	310 Ackley Rd. Greenville 29607	louellabutler1@gmail.com
7 Milton & Regina Smith	26 Warren Ct + 209 Maco	gto65.co@yahoo.com
8 Katie Taylor	36 Glenn St, Greenville, 29607	betamsteru@icloud.com
→ 9 Mario & Liz Brown	5 Dale Drive, Greenville, SC	marioandlizbrown@gmail.com
10 Whitney Wright	15 Eastlan Dr, Greenville, 29607	whitney.wrightsc@gmail.com
11 ROBERT BROWN	23 BROWN AVE 29607	
12 SGT AGATHEN	GREENVILLE PD	
13 Ben Able	28 Wrentham St, Greenville SC 29611	babdo@greenvillesc.gov
14 THOMAS BROOKS	705 NEXFORD WAY Easley, SC 29642	cbryan@bellsouth.net
15 GRADY BUTLER	234 ALAMEDA ST 29607	
16 ALAN MITCHELL	212 REBECCA ST 29607	AMITCHELL56@GMAIL.COM
17		
18		
19		
20		
21		
22		
23		
24		
25		



The Alliance Neighborhood Meeting

12/17/21

Zoom Attendees

Alan Mitchell
Pastor Calvin Hailstock
919-841-3284
Whitney Wright
617-750-7210
James Jordon
Amy Connor
Ashana Taylor
Brian
Carsten
Clint
Della Scott
George Rabanal
Helen
Herdie Ferguson
Jacob Siler
Jerry Stephens
Joseph Kass
Kate Yaeger
Kecia Richardson
Kenneth Gibson
Kerry Fair
Laurie Rappl
Meghan Meier
Merle Johnson
Monique Mattison
Oscar Bennett
Ofc. N. Howard
Paul Mills
Robinson Villa
Rodney Acker
Shannon
Sylvia Palmer
Taylor Davis
Thomas Porter
Whitney Wright
Yvonne
Ed



meeting minutes

Issue Date: 12/20/2021

Meeting Date: 12/16/2021

Meeting Location: Zoom

Project Name: The Alliance

Project Number: 020520.00

Attendees:

NHE

Taylor Davis
Joseph Kass
Ashana Taylor
Robinson Villa

JCC

James Jordon

McMillan Pazdan Smith (MPS)

Rob Couch
Rita Odintsova

Site Design

Paul Mills

Public

See attached sign-in sheet

Distribution: (if different from above) Austin Rutherford, City of Greenville

Writer: Rob Couch

The following notes represent our understanding of matters discussed and actions agreed upon. Please report corrections and/or omissions to the writer within five (5) working days.

1. (Meghan Meier via Zoom chat) I like this exterior design better than the first draft y'all shared. The first one looked too much like a college dorm. Still wish it could be more craftsman/cottage style and blend into the neighborhood more.
2. (Jerry Stephens via Zoom chat) Add over 100 units and no traffic impact? Not possible.
 - a. (Yvonne via Zoom chat) They said no significant change!!!
3. (Ken Gibson) Clint Link with the City is here to answer any questions.

meeting minutes

4. (Kate Yaeger via Zoom chat) The only egress is onto Ackley Road. How can you say with straight faces that this will not have any meaningful impact? You NEED to adjust the traffic lights or you will have backups.
5. (Clint) Have reviewed traffic study and concur with analysis. Performed by professional traffic engineer. New trips and traffic generated. Traffic will grow over time regardless. Based on traffic generated, there is still more than an acceptable level of service at the intersection. Meets the city's requirements. City will continue to monitor and will adjust timing of light if needed in future. Okay with report and analysis. Biggest adjustment might be to add a turn lane. Would certainly help. If City saw a real issue, then it's something that could be done.
6. (Jerry Stephens via Zoom chat) Did you do your model in COVID when no one was traveling?
7. (Yvonne via Zoom chat) There are 9 + ways to get out of Nicholtown!!!!
8. (Kate Yaeger via Zoom chat) Are there plans to install a smart traffic light that senses backups?
9. (Helen via Zoom chat) There's already a 4 minute wait to turn left off Ackley onto Lauren's Rd.
10. (Jacob Siler via Zoom chat) A designated left turn light onto Ackley would be great!
11. (Jerry Stephens via Zoom chat) What about other roads with a light at Glenn or Blair?
12. (Kate Yaeger via Zoom chat) Just do it from the beginning. You know there's much more growth coming. Do it right the first time.
13. (Yvonne via Zoom chat) Would like to see a right-hand turn lane onto Laurens. Those of us that live here have created the issue already.
14. (Meghan Meier via Zoom chat) Still hoping for a right turn lane onto Laurens from Ackley. We need the right turn lane now.
15. (Paul Mills) Did not do traffic study during COVID. DOT doesn't allow traffic counts during summer when school is out. Similar situation with COVID. DOT also publishes traffic counts every few years.
16. (Sylvia Palmer) Is there a sensor on Ackley that you have to roll over?
 - a. (Clint) I believe so and it is working as far as I know. Are you experiencing issues?
17. (Alan) Request that City take a look at intersection.
18. (Jerry via Zoom chat) If you did it before March 2020 it was not 'normal.'
19. (Brian via Zoom chat) With the Swamp Rabbit extension on the other side of the road, will the cross walk become safer with these changes?
20. How long before complete?
 - a. (Joseph) About 16 month construction timeline, so Fall 2023.
21. Any interest from specific retailers?
 - a. (Joseph) Having discussions with Community Works to find business connected to the Nicholtown community. Want them to be neighborhood focused and not a national retailer. Also talking to Greenville Housing Fund about taking some space.
22. Any studies on Haley Court and effect on property values?
 - a. (Joseph) No specific studies, but housing values are going up in Greenville County. Believe that affordable housing will help neighborhood while not having a negative effect on property values.
23. Question from neighbors on Haley and Warren Court. What type of trees will be planted in buffer? What height at maturity?
 - a. (Paul) City has list of plants that can be used. Most likely a type of oak. Standard is about 2" diameter at chest height when planted. Could also plant fewer, larger caliber trees.



meeting minutes

24. Mentioned a 6' tall fence. At what time will that be completed? Would you consider an 8' tall fence? All brush has been cleared and can see straight through to Laurens and Ackley.
- a. (Paul) Fence will be installed at end of construction. City has limit on height of fence. Will take a look at it.
25. (Marty) 60% AMI is hard to hit. Any encouragement of bikes with SWT extension? Some of the streets surrounding Ackley could be impacted if traffic backs up on Ackley. Could a speed bump be added on one of those streets?
- a. (Paul) Speed bumps would be a City decision. Bike racks are provided.
 - b. (Jerry Stephens via Zoom chat) Good questions, but speed bumps haven't slowed traffic on Beechwood Ave.
 - c. (Steve via Zoom chat) Emergency vehicles use Ackley, so speed bumps will not work.
 - d. (Sylvia Palmer via Zoom chat) Traffic engineering told the Association a while back that Ackley Rd. is a major artery for Nicholtown and Speed humps are not placed on major roads in a community.
26. (Jacob Siler via Zoom chat) Who would be the best person at the city to contact with traffic concerns? Would that be Clint?
- a. (Clint via Zoom chat) You're welcome to send any traffic related questions my way but the City Traffic Engineering Division is the appropriate group to best answer your questions. I can certainly facilitate getting any questions to our traffic engineers.
27. (Luella Butler, 310 Ackley Road) Lifetime resident of Nicholtown. Residents of Nicholtown need another opportunity to speak about new apartments. Light at Laurens stays red for far longer than it should. Can foresee some real traffic congestion. Already some traffic with shopping strip at Family Dollar. Adding more traffic will not be an attribute to the community. Are there other housing types that could be considered or could you build less units?
28. (Regina Smith) How many parking spaces in development. How are cars factored. Maybe need to be scaled back.
- a. (Rob) Retail and residential parking is factored based on market demand. Calculations were submitted with preliminary Planned Development and approved by City.
 - b. (Joseph) 163 total parking spaces.
 - c. (Joseph) 84 of 112 units are studios or one-bed or two-beds. Will be fewer cars based on types of units provided in the development.
29. (Katie Taylor, Glen Street) Lived in Nicholtown since 1992. Can't use my street [to turn onto Laurens Road] because of traffic on Laurens Road. Have to go down to Ackley. Only three spots on left hand turn from Laurens onto Ackley. Traffic gets backed up and is horrific. Request study for speed on Laurens Road. Don't care what traffic studies show. I live there and know what it's like.
- a. (Jerry via Zoom chat) I support Katie. I didn't hear anyone answer her questions. Please address them.
30. How are we moving forward in the Spring? Will you be working on details while under construction? Don't see how that many parking spaces will fit on site.
- a. (Joseph) Planning to start construction in summer, June or July.
31. (Ann Fuller, Ackley Road) Really concerned about apartments and value of property. Would you consider single family houses?

meeting minutes

- a. (Joseph) The property fronts Laurens Road and is adjacent to commercial properties. GVL 2040 plans calls for corridor to continue to develop with commercial uses in mind. Feel that the proposed project is in keeping with the 2040 plan which calls for mixed use, public transportation, some commercial, but overwhelmingly residential use.
- 32. Will there be another meeting dedicated to just this project?
 - a. (Joseph) Open to that. City requires that we use the regularly scheduled neighborhood meeting dates for the presentation.
- 33. (Steve via Zoom chat) The presentation has answered my concerns. I support the project. I live at 113 Ackley, two blocks from the project.
- 34. (Meghan Meier via Zoom chat) Shouldn't these concerns have been brought up months ago when JCC, Joseph and MPS originally presented to us?
 - a. (Jerry via Zoom chat) Meghan, is there some reason you don't want the community to be heard?
 - b. (Kate via Zoom chat) I think everyone has a right to be heard up until this thing is voted/approved.
 - c. (Meghan via Zoom chat) Not at all, but this is all very redundant of the conversations we've already had. If we have to keep rehashing every reason every decision was made at each meeting it's a waste of everyone's time.
 - d. (Sylvia via Zoom chat) This is not the first meeting to discuss this development with Nicholtown neighbors.
 - e. (Meghan via Zoom chat) This development project has been the most transparent of any other project that's been presented to us in years past and I'm very thankful for that.
 - f. (Jerry via Zoom chat) So, today's issues/questions shouldn't be addressed?
 - g. (Meghan via Zoom chat) This project has had agenda time at every meeting for the past year. Most of these questions have already been addressed, Jerry.
 - h. (Jerry via Zoom chat) So as more information is learned, people aren't allowed to ask new questions? Interesting.
 - i. (Meghan via Zoom chat) SO interesting
 - j. (Jerry via Zoom chat) Sounds like a lot of people here don't really want community input.
- 35. (Sylvia) Some of this has already been addressed in previous meetings. Like the new design.
- 36. (Sarah Siler) How will sidewalk merge with current sidewalk on Ackley?
 - a. (Paul) Will have a section that juts back to existing sidewalk once off property.
- 37. (Rodney) Agree that additional traffic from the development will not impact the intersection. But other than this development the use of the intersection is going to increase. Future development may necessitate a right-hand turn lane. Understand that building placement will not allow for a right-hand turn lane. Government should take care of that now.
 - a. (Ken) That is something that the City is looking at. Some issues with width of street in both ways. I can assure you that we are looking at these traffic issues especially at that intersection. Agree that when development on Laurens Road kicks in there will be issues with traffic. Not something that we're ignoring, just some obstacles that need to be overcome.
- 38. (Alan) Was just supposed to be an update on the project. Was not a dedicated meeting. Recommend that developers send out notification per City requirements if another meeting is needed.

meeting minutes

- a. (Ken) The City has insisted that the developer make special notification to nearby residents which they did. Agree that if people don't feel their questions have been answered then developer should respond.
39. (Ed) Can rent be raised?
- a. (Joseph) PD zoning requires it to be affordable. Funding sources require it to be deed restricted for 35 years at 60% AMI.
 - b. (Ed) What happens at 35 years?
 - c. (Joseph) Typically refinanced for another 35 years around year 20. Typically continues to be affordable for much longer than that.

End of Document